

TOWN BOARD DISCUSSION AGENDA  
JUNE 23, 2015

1. Appropriation Transfers
2. Bid Awards
3. Town Board authorization to secure and clean up the property located at 25 Brookdale Drive in Bay Shore
4. Meeting of the Town of Islip Industrial Development Agency
5. Authorization for the Town Clerk to advertise for a Public Hearing to consider amending the Town of Islip Uniform Traffic Code
6. Meeting of the Town of Islip Foreign Trade Zone Authority Board
7. Authorization for the Town Clerk to advertise for a public hearing on the transfer of 47 Patton Street, Brentwood, 1701 N. Thompson Dr., Bay Shore and 45 Doolittle St., Brentwood under the CDA's rent with option to buy affordable housing program
8. Town Board acceptance of donations of goods and volunteered professional services from various entities for use by the Department of Parks, Recreation and Cultural Affairs for the restoration of the landscape at Brookwood Hall
9. Authorization for the Supervisor to enter into various agreements for programs to be held throughout the Town of Islip to be funded by either registration fees or grant funds
10. Authorization for the Supervisor to execute any and all documents necessary for co-sponsorship with the Ronkonkoma Civic Association summer event series to be held on July 22<sup>th</sup>, 29<sup>th</sup> and August 5<sup>th</sup> at the Ronkonkoma Beach Pavilion
11. Authorization for the Supervisor to enter into a contract with LandTek Group, Inc. (the lowest responsible bidder) for Contract DPD 2-15, Streetscapes/ Sidewalks

12. Authorization for the Supervisor to execute an easement for a pedestrian access across Town land to an adjoining parcel owned by Suffolk County in Bay Shore
13. Town Board acceptance of a road dedication for a portion of Audwin Drive in Central Islip for highway purposes
14. Authorization for the Town Clerk to advertise for a Public Hearing to Consider amending Chapter 68 of the Islip Town Code, relating to the identification and remediation of public nuisances within the Town of Islip
15. Authorization for the Supervisor to co-sponsor an annual Philharmonic Concert in the Park with the Islip Arts to honor hometown heroes to be held on July 11, 2015 at Heckscher State Park
16. Special Events
17. Bond Resolutions
18. Authorization for the Supervisor to enter into a professional services agreement with Todd Shapiro Associates, Inc. to assist the Office of Communications and Media Relations

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 1

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALI, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Appropriation Transfers**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Joseph Ludwig**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

Town Board

**TOWN OF ISLIP**  
**Resolution Authorizing Appropriation Transfers**

Resolution prepared on June 8, 2015 by Sheri Maxner approved by Commissioner /  
Department Head Bassett and Comptroller \_\_\_\_\_ : at the Town Board meeting on  
(date) \_\_\_\_\_, on a motion by Councilman \_\_\_\_\_, seconded by Councilman \_\_\_\_\_,

it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

FROM <input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/>			TO <input checked="" type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/>		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
Property Repair	A7180.4-4110	4212.54	Improvement to Facilities	A7180.2-0503	4212.54

**TOTAL**

**TOTAL**

Justification or Reason for Transfer (see attached ☐ Build 10' x 28' Deck at Slip Bch.

Upon a vote being taken, the result was \_\_\_\_\_

Date \_\_\_\_\_

**DISTRIBUTION**

Town Clerk ☐ Comptroller ☐ Department Head ☐

**COMPTROLLER'S USE ONLY**

Journal Entry Number \_\_\_\_\_

This form is required (effective 1/1/81) for both the processing of appropriation transfers requiring Town Board Resolution and those not requiring Town Board Resolution.

**PROCESSING INSTRUCTIONS**

1. Fill in "prepared on (date)," "by," Department Head / Commissioner signature.
2. Complete "From" / "To" section.
3. Provide reasonable "justification"; lengthy memorandums are not necessary.
4. Transmit the completed white and yellow copy to the Comptroller's Office.
5. Comptroller's Office will complete the processing and forward to the Supervisor's Office to be placed on the Town Board agenda.

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 2

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALI, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Bid Awards**

**FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
TUESDAY, JUNE 23, 2015 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL**

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Barbara Maltese**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**BIDS TO BE AWARDED**  
**JUNE 23, 2015**

- |    |  |                                   |
|----|--|-----------------------------------|
| 1. | LIQUID RUNWAY DEICER                       | -Peters Chemical Co.              |
| 2. | PLASTIC REFUSE CONTAINERS<br>"WRAP" & LIDS | -T. M. Fitzgerald &<br>Associates |

NO: 1 LIQUID RUNWAY DEICER

BID PRICE: \$10.50/gal.

LOWEST RESPONSIBLE BIDDER: Peters Chemical Co.

COMPETITIVE BID: Yes Jan. 21, 2015

BUDGET ACCOUNT NUMBER: CT 5610.4-1840

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: Deicer is used on airport runways.

NO: 2 PLASTIC REFUSE CONTAINERS "WRAP" & LIDS

BID PRICE: A.1. \$14.28/ea. (100 containers/lids)  
2. \$14.13/ea. (2,500 containers/lids)  
3. \$13.78/ea. (5,000 containers/lids)  
B. 1. \$5.00/ea. (100 lids only)

LOWEST RESPONSIBLE BIDDER: T. M. Fitzgerald & Associates

COMPETITIVE BID: Yes - April 22, 2015 (1<sup>st</sup> Advertisement)  
May 13, 2015 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: SR 8160.4-3100

ANTICIPATED EXPENDITURE: \$70,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Replacement for defective or damaged  
resident "WRAP" pails.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced  
only one responding bidder. The second advertisement produced only one  
responding bidder.



NO: 1 LIQUID RUNWAY DEICER

BID PRICE: \$10.50/gal.

LOWEST RESPONSIBLE BIDDER: Peters Chemical Co.

COMPETITIVE BID: Yes Jan. 21, 2015

BUDGET ACCOUNT NUMBER: CT 5610.4-1840

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Aviation & Transportation

JUSTIFICATION OF NEED: Deicer is used on airport runways.

WHEREAS, the Town solicited competitive bids for the purchase of LIQUID RUNWAY DEICER, CONTRACT #115-225, and

WHEREAS, on Jan. 21, 2015 sealed bids were opened and Peters Chemical Co., P. O. Box 193, Hawthorne, NJ 07507 submitted the apparent low dollar bid; and

WHEREAS, Peters Chemical Co. has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of

seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Peters Chemical Co. in the amount of \$10.50/gal. for Liquid Runway Deicer for a period of one (1) year from date of award with the Town's option to renew for one (1) additional year.

Upon a vote being taken, the result was:

LIQUID  
RUNWAY DEICER

CONTRACT # 115- 225

DATE: JAN. 21, 2015

11:00 A.M.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # CT5610.4-1840

ESTIMATED AMOUNT \$20,000.00

COMPTROLLER'S APPROVAL 

ACCOUNT TITLE Sand, Salt &amp; Chemicals

WALSH & HUGHES INC  
d/b/a VELVETOP PRODUCTS  
1455 NEW YORK AVE  
HUNTINGTON STA NY 11746

\$11.50/gal.

PETER'S CHEMICAL  
P O BOX 193  
HAWTHORNE NJ 07507


\$10.50/gal.

SENECA MINERAL CO  
8431 EDENBORO RD  
ERIE PA 16509

SCHOENBERG SALT  
381 SUNRISE HWY ST 303  
LYNBROOK NY 11563

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.  
COMMISSIONER R. SCHAEFER CONCURS.

SIGNED BY:

  
BARBARA MALTESE  
PRINCIPAL CLERK

NO: 2 PLASTIC REFUSE CONTAINERS "WRAP" & LIDS

BID PRICE: A.1. \$14.28/ea. (100 containers/lids)  
2. \$14.13/ea. (2,500 containers/lids)  
3. \$13.78/ea. (5,000 containers/lids)  
B. 1. \$5.00/ea. (100 lids only)

LOWEST RESPONSIBLE BIDDER: T. M. Fitzgerald & Associates

COMPETITIVE BID: Yes - April 22, 2015 (1<sup>st</sup> Advertisement)  
May 13, 2015 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: SR 8160.4-3100

ANTICIPATED EXPENDITURE: \$70,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Replacement for defective or damaged  
resident "WRAP" pails.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced  
only one responding bidder. The second advertisement produced only one  
responding bidder.

WHEREAS, the Town solicited competitive bids for the purchase of PLASTIC REFUSE CONTAINERS "WRAP" AND LIDS, CONTRACT #415-231, and

WHEREAS, the bid was advertised twice and opened on May 13, 2015; and

WHEREAS, T. M. Fitzgerald & Associates, 850 West Chester Pike, Suite 200, Havertown, PA 19083-4439 submitted the only bid for this contract; and

WHEREAS, T. M. Fitzgerald & Associates has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of  
seconded by \_\_\_\_\_, be it

RESOLVED; that the Town Board of the Town of Islip hereby award the contract to T. M. Fitzgerald & Associates in the amount of: A.1. \$14.28/ea. (100 containers/lids); 2. \$14.13/ea. (2,500 containers/lids); 3. \$13.78/ea. (5,000 containers/lids); B.1. \$5.00/ea. (100 lids only) for Plastic Refuse Containers "WRAP & Lids for one (1) year from date of award with the Town's option to renew for two (2) one (1) year periods.

Upon a vote being taken, the result was:

PLASTIC REFUSE CONTAINERS  
"WRAP" & LIDS

CONTRACT # 415-231

DATE: MAY 13, 2015

11:00 A.M

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # SR 8160.4-3100

ESTIMATED AMOUNT \$70,000.00

COMPTROLLER'S APPROVAL

ACCOUNT TITLE WRAP Cans

(THIS BID WAS ADVERTISED TWICE)

T M FITZGERALD & ASSOC  
850 WEST CHESTER PIKE #303  
HAVERTOWN PA 19083-4439

A.1. \$14.28/ea (1000 Containers/Lids)  
2. \$14.13/ea. (2,500 Containers/Lids)  
3. \$13.78/ea. (5,000 Containers/Lids)  
B. 1. \$5.00/ea.(100 Lids only)

BURKE SUPPLY  
59 HOOK ROAD  
BAYONNE NJ 07002

TOTER LLC  
841 MEACHAM ROAD  
STATESVILLE NC 28677

NO BID

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.  
COMMISSIONER E. HOFMEISTER CONCURS.

SIGNED BY:

BARBARA MALTESE  
PRINCIPAL CLERK

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 3

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALA, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board authorization to secure and clean up the property located at 25 Brookdale Drive in Bay Shore

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
TUESDAY, JUNE 23, 2015 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Elyse Grasso

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

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**INSTRUCTIONS:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

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**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

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To authorize the Town Board of the Town of Islip to order that the work be done to board up and/or clean up the vacant premises located at 25 Brookdale Dr., Bay Shore, NY 11706.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 25 Brookdale Dr., Bay Shore, NY 11706

2. Site or location effected by resolution:

25 Brookdale Dr., Bay Shore, NY 11706

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

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**ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?**

\_\_\_\_ Yes under Section I, Sub. A, Number \_\_\_\_ of Town of Islip 617 Check List, an environmental review is required.

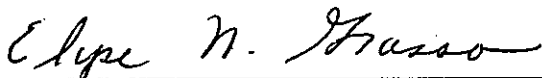
\_\_\_\_ No under Section II, Sub. \_\_\_\_ Number \_\_\_\_ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

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Signature of Commissioner/Department Head Sponsor:

Dated: April 9, 2015



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ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY



June 23, 2015

**WHEREAS**, the Building Inspector of the Town of Islip has declared a certain dwelling and real property situated at 25 Brookdale Dr., Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said Building Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Maria Santiago, and also upon MERS, and also upon Hogar Mortgage and Financial Services, and also upon Countrywide Home Loans and also upon Bank of America, by Registered Mail, Return Receipt Requested on June 11, 2015, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to June 23, 2015; and

**WHEREAS**, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on June 11, 2015, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to June 23, 2015; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on June 23, 2015, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building Inspector's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been

taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by  
Councilperson \_\_\_\_\_, seconded by  
Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Chief Building Inspector be and he hereby is authorized to order that the work be done to secure the dwelling, to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris, by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. #.

**UPON** a vote being taken, the result was:  
(G:\Board up - 25 Brookdale Dr., Bay Shore)

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 4

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALI, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Meeting of the Town of Islip Industrial Development Agency**

**FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
TUESDAY, JUNE 23, 2015 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL**

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**William Mannix**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF



**MEETING OF THE TOWN OF ISLIP**  
**INDUSTRIAL DEVELOPMENT AGENCY**

**June 23, 2015**

**Agenda**

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1. Call the meeting of the Town of Islip Industrial Development Agency to order.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the minutes from the meeting on June 9, 2015.
3. To consider the adoption of an Inducement/Authorizing Resolution between the Town of Islip Industrial Development Agency and Summit Manufacturing, LLC/59 Spence Street, LLC located at 59 Spence Street, Bay Shore, New York.
4. To consider the adoption of an Inducement/Authorizing Resolution between the Town of Islip Industrial Development Agency and Nationwide Exhibitor Services/WWJLOT located at 110 Windsor Place, Central Islip, New York.
5. To consider the adoption of a Resolution to authorize an increase of Sales Tax benefits for Sartorius Stedim North America, Inc. Facility, located at 545 Johnson Avenue, Bohemia, New York.
6. To consider the adoption of a Resolution between Town of Islip Industrial Development Agency and GFC Realty, LLC/Trius, Inc. 2003 Facility ratifying and confirming prior actions of Executive Director in consideration of a Modification and Extension Agreement.
7. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and Robert Marsh Enterprises, Inc. located at 100 Christopher Street, Ronkonkoma.
8. To consider any other business that may come before the Agency.

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JUNE 23, 2015.

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**AGENDA ITEM # 2**

**TYPE OF RESOLUTION:** APPROVAL OF 6/9/15 MINUTES

**COMPANY:** N/A

**PROJECT LOCATION:** N/A

**JOBS (RETAINED/CREATED):** N/A

**INVESTMENT:** N/A



**MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY**

**June 9, 2015**

**Meeting Minutes**

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1. The Special Meeting of the Town of Islip Industrial Development Agency was called to order on a motion by Councilman John Cochrane and seconded by Councilman Steve Flotteron. All members were present.

Motions were presented to approve and adopt the following resolution on the June 9, 2015 IDA Agenda. The resolutions were as follows:

2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the minutes from the Special Meeting of the Members of the Town of Islip Industrial Development Agency on May 26, 2015. On a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman Anthony Senft, said resolution was approved unanimously.
3. To consider the adoption of a Resolution authorizing a contract between the Town of Islip Industrial Development Agency and Executive Consultants of New York for Islip's Job Search Boot Camp program, which will be held in the Fall of 2015. On a motion by Councilman John Cochrane and seconded by Councilman Anthony Senft, said resolution was approved unanimously.
4. To consider the adoption of a Resolution to authorize an increase of Sales Tax Exemption benefits for InvaGen Pharmaceuticals, located at 550 South Research Way, Central Islip. On a motion by Councilman John Cochrane and seconded by Councilwoman Trish Bergin Weichbrodt, said resolution was approved unanimously.
5. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and Northrock Industries, located at 31 Crossways East, Bohemia. On a motion by Supervisor Angie M. Carpenter and seconded by Councilman Anthony Senft, said resolution was approved unanimously.
6. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and Qosina Corp., located at 2002 Orville Drive, Ronkonkoma. On a motion by Councilman Anthony Senft and seconded by Councilman John Cochrane, said resolution was approved unanimously.
7. The June 9, 2015 meeting of the IDA Board was adjourned on a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman John Cochrane.

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JUNE 23, 2015.

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**AGENDA ITEM # 3**

**TYPE OF RESOLUTION:** ADOPTION OF AN  
INDUCEMENT/AUTHORIZING RESOLUTION

**COMPANY:** SUMMIT MANUFACTURING, LLC/59 SPENCE STREET,  
LLC.

**PROJECT LOCATION:** 59 SPENCE STREET, BAY SHORE,

**JOBS (RETAINED/CREATED):** 225/11

**INVESTMENT:** \$1,400,000

# STANDARD QUESTIONS FOR INDUSTRIAL DEVELOPMENT AGENCY PRESS RELEASES

## **Summit Manufacturing, LLC/59 Spence Street, LLC**

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1. Is the company purchasing or leasing the facility? **Leasing 106,000 SqFt.**
2. Is this a new or existing business? **Existing**
3. What is the nature of the company, i.e., manufacturing? distributor? Please provide details, which include brief company history, as well as significant changes over the years. *\*\*\*Please provide company website if applicable.* **Manufacturer of advertising displays.**
4. Did they approach us or did we solicit them? **Approached us**
5. Is this an expansion, relocation or both? **Expansion and relocation**
6. Please confirm IDA benefits the company will receive. **Sales Tax exemptions (\$0), mortgage recording tax (\$0), property tax savings - \$385,332.71 over 10 years**
7. Amount of project investment/cost? **\$1,400,000 million**
8. How much job retention and growth will this project create? **Retain 225, create 11**
9. What is next step in this process? **Public hearing will be held**
10. In addition, please provide a copy of the company's IDA application.
- 11.\*\*\* If possible, please try to obtain a quote from company official that speaks to his/her experience working with Islip IDA, and how it impacted overall success of project.



Date: June 23, 2015

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at Islip Town Hall, 655 Main Street, Islip, New York on the 23rd day of June, 2015, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of title to a certain industrial development facility more particularly described below (59 Spence Street, LLC/Summit Manufacturing LLC 2015 Facility) and the leasing of the facility to 59 Spence Street, LLC for further subleasing to Summit Manufacturing LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT  
AGENCY APPROVING THE ACQUISITION, RENOVATION AND  
EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY  
AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF  
RELATED DOCUMENTS AND MAKING CERTAIN FINDINGS AND  
DETERMINATIONS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as may be amended from time to time (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”), was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, 59 Spence Street, LLC, a New York limited liability company, on behalf of itself and/or the principals of 59 Spence Street, LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the “**Company**”) and Summit Manufacturing LLC, a New York limited liability company, on behalf of itself and/or the principals of Summit Manufacturing LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the “**Sublessee**”), have applied to the Agency to enter into a transaction in which the Agency will assist in the acquisition of an approximately 5.19 acre parcel of land located at 59 Spence Street, Bay Shore, New York 11706 (the “**Land**”), and the renovation, furnishing and equipping of an approximately 106,000 square foot building located thereon (the “**Improvements**”; and, together with the Land, the “**Facility**”), which Facility is to be leased and subleased by the Agency to the Company and further subleased by the Company to, and used by the Sublessee, as a manufacturing and distribution space for its business of designing, engineering and manufacturing of advertising displays and related products and services; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of June 1, 2015 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the “**Company Lease**”), by and between the Company and the Agency; and

WHEREAS, the Agency will sublease and lease the Facility to the Company pursuant to a certain Lease Agreement, dated as of June 1, 2015 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee consistent with the policies of the Agency, in the form of abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), consistent with the policies of the Agency; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, a public hearing (the “**Hearing**”) was held and notice of the Hearing was given, which such notice together with the minutes of the Hearing are in substantially in the form annexed hereto as Exhibits A and B respectively; and

WHEREAS, in order to define the Company and the Sublessee’s obligations regarding payments in-lieu-of-taxes with respect to the Facility, the Agency, the Company and the Sublessee will enter into a certain Payment-in-Lieu-of-Tax Agreement, dated as of June 1, 2015 or such date as may be determined by the Agency and counsel to the Agency (the “**PILOT Agreement**”), pursuant to which the Company and the Sublessee will make payments-in-lieu-of-taxes on the Facility; and

WHEREAS, in connection with the leasing and the subleasing of the Facility, the Agency, the Company and the Sublessee will enter into a certain Recapture Agreement, dated as of June 1, 2015 or such date as may be determined by the Agency and counsel to the Agency (the “**Recapture Agreement**”), among the Agency, the Company and the Sublessee; and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to representations by the Company and the Sublessee that the proposed transfer of a leasehold interest is either an inducement to the Company and/or the Sublessee to maintain and expand the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industry; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “**SEQR Act**” or “**SEQR**”), the Agency constitutes a “State Agency”; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the “**Questionnaire**”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency; and

WHEREAS, the Company and the Sublessee have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the transfer of leasehold title to the Facility; and

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. Based upon the Environmental Assessment Form completed by the Company and the Sublessee and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, equipping and operation of the Facility is an "unlisted" action, as that term is defined in the SEQRA Act. The Agency also determines that the action will not have a "significant effect" on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQRA. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQRA or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act.

(b) The Facility will preserve the public purposes of the Act by increasing the number of private sector jobs in the Town of Islip. The Company and the Sublessee have represented to the Agency that they will create or maintain 232 full-time employees within the first year of completion and 236 full-time employees within the second year upon completion.

(c) The Facility constitutes a "project", as such term is defined in the Act.

(d) The acquisition, renovation and equipping of the Facility, the leasing of the Facility to the Company, the subleasing of the Facility by the Company to the Sublessee will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Islip, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.

(e) The acquisition, renovation and equipping of the Facility by the Agency is reasonably necessary to induce the Company and the Sublessee to maintain and expand their respective business operations in the State of New York.

(f) Based upon representations of the Company, the Sublessee and counsel to the Company and counsel to the Sublessee, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located.

(g) It is desirable and in the public interest for the Agency to lease the Facility to the Company; and

(h) The Company Lease will be an effective instrument whereby the Agency leases the Land and the Improvements from the Company; and

(i) The Lease Agreement will be an effective instrument whereby the Agency leases the Company Facility to the Company; and

(j) The PILOT Agreement will be an effective instrument whereby the Agency, the Company and the Sublessee set forth the terms and conditions of their agreement regarding the Company's and the Sublessee's payments-in-lieu-of real property taxes; and

(k) The Recapture Agreement will be an effective instrument whereby the Agency, the Company and the Sublessee agree to provide for the obligations of the Company and the Sublessee under the Transaction Documents (as defined in the Lease Agreement) and describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company and the Sublessee; and

(l) The Environmental Compliance and Indemnification Agreement, dated as of June 1, 2015 or such other date as may be determined by the Agency and counsel to the Agency (the "**Environmental Compliance and Indemnification Agreement**"), by and among the Agency, the Company and the Sublessee will be an effective instrument whereby the Company and the Sublessee agree to comply with all Environmental Laws (as defined therein) applicable to the Facility and will indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(m) The Agency Compliance Agreement, dated as of June 1, 2015 or such other date as may be determined by the Agency and counsel to the Agency (the "**Agency Compliance Agreement**"), between the Agency and the Sublessee will be an effective instrument whereby the Sublessee will provide certain assurances to the Agency with respect to the Sublease Agreement.

Section 3. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) lease the Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) execute, deliver and perform the PILOT Agreement, (vi) execute, deliver and perform the Recapture Agreement, (vii) execute and deliver the Environmental Compliance and Indemnification Agreement, and (viii) execute and deliver the Agency Compliance Agreement.

Section 4. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 5. The form and substance of the Company Lease Agreement, the Lease Agreement, the PILOT Agreement, the Recapture Agreement, the Agency Compliance Agreement and the Environmental Compliance and Indemnification Agreement (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 6. Reserved.

Section 7. The Company and the Sublessee hereby agree to comply with Section 875 of the Act. The Company and the Sublessee further agree that the abatement of real property taxes provided pursuant to the Act is subject to termination and recapture of benefits pursuant to Section 875 of the Act and the Recapture Agreement.

Section 8. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company and the Sublessee in connection with the acquisition, renovation and equipping of the Facility in the form of abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), consistent with the policies of the Agency.

Section 9. The Chairman, Vice Chairman, Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement, the PILOT Agreement, the Recapture Agreement, the Environmental Compliance and Indemnification Agreement, and the Agency Compliance Agreement, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Vice Chairman, Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 10. The Chairman, Vice Chairman, Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 11. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 12. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company and/or the Sublessee. By acceptance hereof, the Company and the Sublessee agree to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 13. This resolution shall take effect immediately.

ADOPTED: June 23, 2015

ACCEPTED: \_\_\_\_\_ 2015

**59 SPENCE STREET, LLC**

By: \_\_\_\_\_  
Authorized Signatory

**SUMMIT MANUFACTURING LLC**

By: \_\_\_\_\_  
Authorized Signatory

STATE OF NEW YORK     )  
                                      : SS.:  
COUNTY OF SUFFOLK    )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), including the resolutions contained therein, held on the 23rd day of June, 2015, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Agency Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 23rd day of June, 2015.

By: \_\_\_\_\_  
Assistant Secretary



TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JUNE 23, 2015.

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**AGENDA ITEM # 4**

**TYPE OF RESOLUTION:** ADOPTION OF AN  
INDUCEMENT/AUTHORIZING RESOLUTION

**COMPANY:** NATIONWIDE EXHIBITOR SERVICES/WM. J. LOT REALTY,  
LLC.

**PROJECT LOCATION:** 110 WINDSOR PLACE, CENTRAL ISLIP,

**JOBS (RETAINED/CREATED):** 16/10

**INVESTMENT:** \$3,565,000

**STANDARD QUESTIONS FOR  
INDUSTRIAL DEVELOPMENT AGENCY  
PRESS RELEASES**

**Nationwide Exhibitor Services/WM.J.Lot Realty, LLC**

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1. Is the company purchasing or leasing the facility? **Purchasing**
2. Is this a new or existing business? **Existing**
3. What is the nature of the company, i.e., manufacturing? distributor? Please provide details, which include brief company history, as well as significant changes over the years. *\*\*\*Please provide company website if applicable.* **Manufacturer of Tradeshow exhibits.**
4. Did they approach us or did we solicit them? **Approached us**
5. Is this an expansion, relocation or both? **Expansion and relocation**
6. Please confirm IDA benefits the company will receive. **Sales Tax exemptions (\$26,306.00), mortgage recording tax (\$33,547.00), property tax savings - \$368,770.05 over 10 years**
7. Amount of project investment/cost? **\$3,565,000 million**
8. How much job retention and growth will this project create? **Retain 16, create 10**
9. What is next step in this process? **Public hearing will be held**
10. In addition, please provide a copy of the company's IDA application.
- 11.\*\*\* If possible, please try to obtain a quote from company official that speaks to his/her experience working with Islip IDA, and how it impacted overall success of project.

Date: June 23, 2015

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), held at Islip Town Hall, 655 Main Street, Islip, New York on the 23rd day of June, 2015 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of title to, or an interest in, a certain industrial development facility more particularly described below (Wm. J. Lot Realty LLC/Nationwide Exhibitor Services, Inc. 2015 Facility) and the leasing of the facility to Wm. J. Lot Realty LLC for further sublease to Nationwide Exhibitor Services, Inc.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, RENOVATION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY TO BE LEASED TO WM. J. LOT REALTY LLC, A NEW YORK LIMITED LIABILITY COMPANY AND TO BE SUBLEASED TO NATIONWIDE EXHIBITOR SERVICES, INC., A NEW YORK BUSINESS CORPORATION AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as amended from time to time (collectively, the "**Act**"), the Town of Islip Industrial Development Agency (the "**Agency**") was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Wm. J. Lot Realty LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Wm. J. Lot Realty LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Nationwide Exhibitor Services, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Nationwide Exhibitor Services, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 2.4 acre parcel of land located at 110 Windsor Place, Central Islip, New York 11722, New York (the "**Land**"), the renovation of an approximately 40,000 square foot building located thereon (the "**Improvements**") and the acquisition and installation therein of certain equipment not part of the Equipment (as such term is defined herein) (the "**Facility Equipment**"; and, together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased and subleased by the Agency to the Company and further subleased by the Company to the Sublessee, and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"), which Equipment is to be leased by the Agency to the Sublessee (the Company Facility and the Equipment are collectively referred to herein as the "**Facility**"), and which Facility is to be used by the Sublessee as manufacturing and office space in its business as a manufacturer, distributor and in the storage of trade-show displays, including the following as they relate to the appointment of the Company and the Sublessee as agent(s) of the Agency with respect to the acquisition, renovation and equipping of such Facility, whether or not any materials or supplies described below are incorporated into or become an integral part of such Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, renovation and equipping of the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with the acquisition, renovation and equipping of the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery and other tangible personal

property (including installation costs with respect thereto) installed or placed in, upon or under such Facility; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of June 1, 2015 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Company Lease**"), by and between the Company and the Agency; and

WHEREAS, the Agency will sublease and lease the Company Facility to the Company pursuant to a certain Lease Agreement, dated as of June 1, 2015 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, the Agency will lease the Equipment to the Sublessee pursuant to a certain Equipment Lease Agreement, dated as of June 1, 2015 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Equipment Lease Agreement**"), by and between the Agency and the Sublessee; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee consistent with the policies of the Agency, in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing the principal amount presently estimated to be \$3,195,000 but not to exceed \$4,000,000 in connection with the financing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$26,306.25, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), consistent with the policies of the Agency; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, in order to define the Company and the Sublessee's obligations regarding payments-in-lieu-of taxes with respect to the Facility, the Agency, the Company and the Sublessee will enter into a certain Payment-in-Lieu-of-Tax Agreement, dated as of June 1, 2015, or such date as may be determined by the Chairman or Executive Director of the Agency and counsel to the Agency (the "**PILOT Agreement**"), pursuant to which the Company and the Sublessee will make payments-in-lieu-of-taxes on the Facility; and

WHEREAS, in connection with the leasing and the subleasing of the Facility, the Agency, the Company and the Sublessee will enter into a certain Recapture Agreement, dated as of June 1, 2015 or such date as may be determined by the Chairman or Executive Director of the Agency and counsel to the Agency (the "**Recapture Agreement**"), by and among the Agency, the Company and the Sublessee; and

WHEREAS, as security for a loan or loans, the Agency and the Company will execute and deliver to a lender or lenders not yet determined (collectively, the "**Lender**"), a mortgage or mortgages, and such other loan documents satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably required by the Lender, to be dated a date to be determined, in connection with the financing, any refinancing or permanent financing of the costs of the acquisition, renovation and equipping of the Facility (collectively, the "**Loan Documents**"); and

WHEREAS, the Company and the Sublessee have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company and the Sublessee;

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The acquisition, renovation and equipping of the Company Facility, the leasing of the Company Facility to the Company, the subleasing of the Company Facility by the Company to the Sublessee, and the acquisition and installation of the Equipment and the leasing of the Equipment to the Sublessee will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Islip, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The acquisition, renovation and equipping of the Facility is reasonably necessary to induce the Company and the Sublessee to maintain and expand their respective business operations in the State of New York; and

(e) Based upon representations of the Company and the Sublessee and counsel to the Company and the Sublessee, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip, Suffolk County, and all regional and local land use plans for the area in which the Facility is located; and

(f) The Facility and the operations conducted therein do not have a significant effect on the environment, as determined in accordance with Article 8 of the Environmental Conservation Law of the State of New York and the regulations promulgated thereunder; and

(g) It is desirable and in the public interest for the Agency to lease and sublease the Company Facility to the Company and to lease the Equipment to the Sublessee; and

(h) The Company Lease will be an effective instrument whereby the Agency leases the Land and the Improvements from the Company; and

(i) The Lease Agreement will be an effective instrument whereby the Agency leases and subleases the Company Facility to the Company; and

(j) The Equipment Lease Agreement will be an effective instrument whereby the Agency leases the Equipment to the Sublessee; and

(k) The PILOT Agreement will be an effective instrument whereby the Agency, the Company and the Sublessee set forth the terms and conditions of their agreement regarding the Company's and the Sublessee's payments in lieu of real property taxes; and

(l) The Recapture Agreement will be an effective instrument whereby the Agency, the Company and the Sublessee agree to provide for the obligations of the Company and the Sublessee under the Transaction Documents (as defined in the Lease Agreement) and describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company and the Sublessee; and

(m) The Environmental Compliance and Indemnification Agreement, dated as of June 1, 2015 or such other date as may be determined by the Chairman or the Executive Director of the Agency and counsel to the Agency (the "**Environmental Compliance and Indemnification Agreement**"), by and among the Agency, the Company and the Sublessee will be an effective instrument whereby the Company and the Sublessee agree to comply with all Environmental Laws (as defined therein) applicable to the Facility and will indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(n) The Agency Compliance Agreement, dated as of June 1, 2015 or such other date as may be determined by the Chairman or the Executive Director of the Agency and counsel to the Agency (the "**Agency Compliance Agreement**"), between the Agency and the Sublessee, will be an effective instrument whereby the Sublessee will provide certain assurances to the Agency with respect to the Lease Agreement.

(o) The Loan Documents to which the Agency is a party will be effective instruments whereby the Agency and the Company agree to secure the Loan made to the Company by the Lender.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) lease and sublease the Company Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) lease the Equipment to the Sublessee pursuant to the Equipment Lease Agreement, (vi) execute, deliver and perform the Equipment Lease Agreement, (vii) execute, deliver and perform the PILOT Agreement, (viii) execute, deliver and perform the Recapture Agreement, (ix) execute and deliver the Environmental Compliance and Indemnification Agreement, (x) execute and deliver the Agency Compliance Agreement, (xi) grant a mortgage on and security interests in and to the Facility pursuant to the Loan



Documents, and (xii) execute, deliver and perform the Loan Documents to which the Agency is a party.

Section 3. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement and the personal property described in Exhibit A to the Equipment Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The Agency is hereby further authorized to execute and deliver the Loan Documents in connection with the financing of the costs of acquiring, renovating and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, renovating and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 5. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company and the Sublessee in connection with the acquisition, renovation and equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing the principal amount presently estimated to be \$3,195,000 but not to exceed \$4,000,000 in connection with the financing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$26,306.25, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), consistent with the policies of the Agency.

Section 6. Subject to the provisions of this resolution, the Company and the Sublessee are herewith and hereby appointed the agents of the Agency to acquire, renovate and equip the Facility. The Company and the Sublessee are hereby empowered to delegate their respective status as agent of the Agency to their respective agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company and the Sublessee may choose in order to acquire, renovate and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company and the Sublessee as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company and the Sublessee, as agents of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company and the Sublessee of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company and the Sublessee shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company and the Sublessee, as agent of the Agency. The aforesaid appointment of the



Company and the Sublessee as agents of the Agency to acquire, renovate and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company and/or the Sublessee has received exemptions from sales and use taxes in an amount not to exceed \$26,306.25 in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company and/or the Sublessee if such activities and improvements are not completed by such time. The aforesaid appointment of the Company and the Sublessee is subject to the execution of the documents contemplated by this resolution.

Section 7. The Company and the Sublessee hereby agree to comply with Section 875 of the Act. The Company and the Sublessee further agree that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this Authorizing Resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act and the Recapture Agreement.

Section 8. The form and substance of the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the PILOT Agreement, the Recapture Agreement, the Environmental Compliance and Indemnification Agreement, the Agency Compliance Agreement and the Loan Documents to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 9.

(a) The Chairman, Vice Chairman, Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the PILOT Agreement, the Recapture Agreement, the Environmental Compliance and Indemnification Agreement, the Agency Compliance Agreement and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Vice Chairman, Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and

things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 11. This resolution shall take effect immediately.

STATE OF NEW YORK     )  
                                      : SS.:  
COUNTY OF SUFFOLK     )

I, the undersigned Secretary of the Town of Islip Industrial Development Agency, DO  
HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of  
Islip Industrial Development Agency (the "Agency"), including the resolutions contained  
therein, held on the 23rd day of June, 2015, with the original thereof on file in my office, and  
that the same is a true and correct copy of the proceedings of the Agency and of such resolutions  
set forth therein and of the whole of said original insofar as the same related to the subject  
matters therein referred to.

That the Agency Documents contained in this transcript of proceedings are each in  
substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly  
given to the public and the news media in accordance with the New York Open Meetings Law,  
constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said  
Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 23rd day of June, 2015.

By: \_\_\_\_\_  
Assistant Secretary

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JUNE 23, 2015.

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**AGENDA ITEM # 5**

**TYPE OF RESOLUTION:** RESOLUTION TO AUTHORIZE A SALES  
TAX INCREASE

**COMPANY:** SARTORIUS STEDIM NORTH AMERICA, INC.

**PROJECT LOCATION:** 545 JOHNSON AVENUE, BOHEMIA,

**JOBS (RETAINED/CREATED):** N/A

**INVESTMENT:** N/A

Date: June 23, 2015

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), held at the Islip Town Hall, 655 Main Street, Islip, New York on the 23rd day of June, 2015, the following members of the Agency were:

Present:

Absent:

Recused:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the authorization of an increase in financial assistance in connection with a certain industrial development facility more particularly described below (Sartorius Stedim North America Inc. Facility).

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION  
TOWARD AUTHORIZING AN INCREASE OF SALES AND USE  
TAX BENEFITS FOR THE SARTORIUS STEDIM NORTH  
AMERICA INC. FACILITY AND APPROVING THE FORM,  
SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 47 of the Laws of 1974 of the State of New York, as may be amended from time to time (collectively, the "**Act**"), the Town of Islip Industrial Development Agency (the "**Agency**") was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency has previously assisted Aerotech Industrial LLC, a limited liability company duly organized and validly existing under the laws of the State of New York, having an office c/o Spiegel Associates, 375 North Broadway, Jericho, New York 11753 (the "**Aerotech**"), in a transaction in which the Agency assisted in the acquisition, construction and equipping of an approximately 236,000 square foot one-story block and steel building on an approximately 14.0 acre parcel of land located at the Aerotech Business Centre at 545 Johnson Avenue, Bohemia, New York (the "**Original Facility**"), a portion of which was subleased by the Company to 7-Eleven, Inc., a Texas business corporation duly organized validly existing and authorized to transact business in the State of New York ("**7-Eleven**"), consisting of approximately 130,000 rentable square feet, (the "**2007 Subleased Facility**"), which 2007 Subleased Facility was further sub-subleased by 7-Eleven to, and for use by, Constance Food Group Inc., a New York business corporation (collectively, "**Constance Food Group**"; and, together with 7-Eleven, the "**2007 Sublessees**"), for the operation of a commercial commissary and food distribution center; and

WHEREAS, the Agency previously assisted in the acquisition by Sartorius Stedim North America Inc., a business corporation duly organized and validly existing under the laws of the State of Delaware, and authorized to transact business in the State of New York (the "**Company**") of the Aerotech's interest in an approximately 40,677 rentable square foot portion of the Original Facility (the "**Demised Premises**"), and the renovation and equipping of such Demised Premises and the acquisition and installation of certain equipment therein (the "**Equipment**"; and together with the Demised Premises, the "**Facility**"); and

WHEREAS, Aerotech, as landlord to the Company (the "**Landlord**") sub-leased the Demised Premises to the Company pursuant to that certain Lease, dated as of May 28, 2013, between the Landlord and the Company (the "**Overlease Agreement**"); and

WHEREAS, by resolution adopted on April 23, 2013, the Agency agreed to enter into a transaction with the Company, and, pursuant to said transaction, the Agency agreed to provide to the Company certain exemptions from real property taxes, sales and use taxes, and mortgage recording taxes; and

WHEREAS, in order to provide such benefits to the Company, the Agency sub-subleased the Company's interest in the Demised Premises from the Company pursuant to a certain

Company Lease Agreement, dated as of September 1, 2013 (the "**Company Lease Agreement**"), by and between the Company and the Agency; and

WHEREAS, the Agency sub-sub-subleased the Demised Premises and leased the Equipment to the Company pursuant to the Lease Agreement, dated as of September 1, 2013 (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, in order to define the Company's obligations regarding payments-in-lieu of taxes, the Agency and the Company entered into a Payment in Lieu of Tax Agreement, dated as of September 1, 2013 (the "**PILOT Agreement**"), by and between the Agency and the Company, whereby the Company agreed to make certain payments-in-lieu-of-taxes to the Taxing Authorities (as defined therein); and

WHEREAS, the Company entered into a Recapture Agreement, dated as of September 1, 2013 (the "**Recapture Agreement**"), by and between the Agency and the Company in order to reflect the repayment of obligations of the Company upon the occurrence of a Recapture Event (as defined therein); and

WHEREAS, in connection with the leasing and subleasing of the Demised Premises, the renovation and equipping of such Demised Premises and the acquisition and installation of certain equipment therein, the Agency appointed the Company as its agent and delivered a Sales Tax Letter, dated September 30, 2013 (the "**Original Sales Tax Letter**"), to the Company, the terms of which Original Sales Tax Letter included a maximum of \$180,000.00 of sales or use tax exemptions which may be received by the Company on the purchases or lease of equipment, building materials, services or other personal property authorized under the Lease Agreement; and

WHEREAS, the Agency previously consented to a request by the Company to increase the maximum sales or use tax exemptions on the purchases or lease of equipment, building materials, services or other personal property authorized under the Lease Agreement in the Original Sales Tax Letter to \$670,000.00 (the "**Original Increase**"); and

WHEREAS, by communication dated, May 26, 2015, the Company informed the Agency that they would like to modify a portion of the existing space in the Demised Premises to build a laboratory and in connection with such modification, there are additional production equipment and renovations being acquired, constructed and installed in the Facility (the "**Additional Improvements**"); and

WHEREAS, further, to complete the Additional Improvements, the Company has requested the Agency's consent to an increase of the maximum sales or use tax exemptions on the purchases or lease of equipment, building materials, services or other personal property authorized under the Lease Agreement in an amount equal to approximately \$300,000 (the "**2015 Increase**"); and

WHEREAS, further, in connection with such 2015 Increase and the construction and equipping of the Facility, the Company has also requested the Agency to consent to extend the completion date of the Facility to April 23, 2016 (the "**Extension**"); and

WHEREAS, prior to the Agency granting the 2015 Increase and approving the Extension, a public hearing (the “**Hearing**”) was held on June 19, 2015, so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency could be heard; and

WHEREAS, notice of the Hearing was given, and such notice (together with proof of publication) is substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as Exhibit B; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the 2015 Increase and Extension, as related to the sales and use tax benefits for the Facility.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) The construction and equipping of the Facility, the 2015 Increase, the Extension and the continued leasing of the Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The 2015 Increase and the Extension are reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located; and

(f) It is desirable and in the public interest for the Agency to continue to lease the Facility to the Company; and

(g) The Company Agent Agreement or such other document as may be determined, dated as of June 1, 2015, or such other date as may be determined by the Agency and counsel to the Agency (the “**Company Agent Agreement**”), between the Agency and the Company will be an effective instrument whereby the Agency (i) increases the amount of sales and use taxes for the Company in connection with the construction and equipping of the Facility, and (ii) extends



the appointment of the Company to act as its agent in connection with the construction and equipping of the Facility to April 23, 2016.

Section 2. The Agency hereby approves the extension of the appointment of the Company as agent of the Agency to acquire, construct and equip the Facility and such appointment of the Company to act as agents of the Agency shall be extended to April 23, 2016.

Section 3. The Agency hereby approves the increase of the amount of sales and use tax exemptions on the purchases or lease of equipment, building materials, services or other personal property authorized under the Lease Agreement to acquire, renovate and equip the Facility, and such exemptions shall be increased by an amount of \$300,000.

Section 4. In consequence of the foregoing, the Agency hereby (i) approves the 2015 Increase, (ii) approves the Extension, (iii) will execute, deliver and perform the Company Agent Agreement, (iv) approves the form and substance of amended Form ST-60 (collectively, the "**Amended Form ST-60**"), and (v) authorizes the execution and delivery of the Amended Form ST-60 and such other related documents as may be necessary or appropriate to effect the 2015 Increase and the Extension.

Section 5.

(a) The Chairman, Executive Director, and all members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Agent Agreement, and the Amended Form ST-60 in the form(s) the Chairman, Executive Director or any member of the Agency shall approve, and such other related documents respectively, as may be, in the judgment of the Chairman and Counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Executive Director and all members of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement)

Section 6. Counsel to the Agency and Nixon Peabody LLP, Transaction Counsel to the Agency are hereby authorized and directed to prepare, for submission to the Agency, and all documents necessary to effect the Extension and the 2015 Increase described in the foregoing resolution.

Section 7. The Chairman, the Executive Director and any member of the Agency are each hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 8. This resolution shall take effect immediately

STATE OF NEW YORK     )  
                                      : SS.:  
COUNTY OF SUFFOLK     )

I, the undersigned Secretary of the Town of Islip Industrial Development Agency, DO  
HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of  
Islip Industrial Development Agency (the "Agency"), including the resolutions contained  
therein, held on the 23rd day of June, 2015, with the original thereof on file in my office, and  
that the same is a true and correct copy of the proceedings of the Agency and of such resolutions  
set forth therein and of the whole of said original insofar as the same related to the subject  
matters therein referred to.

That the Agency Documents contained in this transcript of proceedings is in substantially  
the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly  
given to the public and the news media in accordance with the New York Open Meetings Law,  
constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said  
Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 23rd day of June, 2015.

By: \_\_\_\_\_  
Secretary

TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR JUNE 23, 2015.

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**AGENDA ITEM # 6**

**TYPE OF RESOLUTION:** TO RATIFY AND CONFIRM PRIOR  
ACTIONS OF A MODIFICATION & EXTENSION AGREEMENT

**COMPANY:** GFC REALTY, LLC/TRIUS, INC.

**PROJECT LOCATION:** 458 JOHNSON AVENUE, BOHEMIA

**JOBS (RETAINED/CREATED):** N/A

**INVESTMENT:** N/A

Date: June 23, 2015

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), held at Islip Town Hall, 655 Main Street, Islip, New York, on the 23rd day of June, 2015, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and ratify and confirm prior actions of the Executive Director in connection with a mortgage modification with a certain industrial development facility more particularly described below (GFC Realty LLC/Trius, Inc. 2003 Facility) and approving the execution and delivery of related documents.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD RATIFYING AND CONFIRMING PRIOR ACTIONS OF THE EXECUTIVE DIRECTOR ACTING ON BEHALF OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING MORTGAGE FINANCING AND THE EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION THEREWITH FOR THE GFC REALTY LLC AND TRIUS, INC. 2003 FACILITY AND APPROVING THE FORM, SUBSTANCE, EXECUTION AND DELIVERY OF SUCH RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”), was created with the authority and power among other things, to assist with certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency has previously assisted GFC Realty LLC, a limited liability company duly organized and validly existing under the laws of the State of New York (the “**Company**”), and the subleasing of such facility by the Company to Trius, Inc., a corporation duly organized and validly existing under the laws of the State of New York (the “**Sublessee**”), in the acquisition by the Agency of title to an approximately 4.0 acre parcel of land currently owned by the Company and located at 458 Johnson Avenue, Bohemia, Town of Islip, Suffolk County, New York, the demolition of two (2) existing buildings located thereon, and the construction and equipping of an approximately 20,000 square foot addition to an existing approximately 20,000 square foot building located thereon, to be leased by the Agency to the Company and subleased by the Company to and used by the Sublessee for the sale and servicing of municipal and contractor’s vehicles and equipment, and the sale of related parts, and for the design, fabrication and installation of custom truck bodies and other items for all makes of trucks (the “**Facility**”); and

WHEREAS, the Agency is leasing the Facility to the Company pursuant to a certain Lease Agreement, dated as of November 1, 2003 (the “**Lease Agreement**”), by and between the Agency, as lessor and the Company, as lessee, and a Memorandum of Lease was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, the Company is subleasing the Facility to the Sublessee pursuant to a Sublease Agreement, dated November 12, 2003 (the “**Sublease Agreement**”), by and between the Company, as sublessor and the Sublessee, as sublessee, and a Memorandum of Sublease Agreement was to be recorded in the Suffolk County Clerk’s Office; and

WHEREAS, in connection with the leasing and subleasing of the Facility, the Agency and the Sublessee entered into an Agency Compliance Agreement, dated as of November 1, 2003 (the “**Agency Compliance Agreement**”), whereby the Sublessee made certain

representations, warranties and agreements in connection with its use and operation of the Facility; and

WHEREAS, in connection with the leasing and the subleasing of the Facility, the Agency, the Company and the Sublessee entered into a Payment-in-Lieu-of-Tax Agreement, dated as of November 1, 2003 (the "**PILOT Agreement**"), which provided for the Company and the Sublessee to make payments in lieu of real property taxes on the Facility; and

WHEREAS, in connection with the leasing and the subleasing of the Facility, the Agency, the Company and the Sublessee entered into an Environmental Compliance and Indemnification Agreement, dated as of November 1, 2003 (the "**Environmental Compliance and Indemnification Agreement**"), whereby the Company and the Sublessee agreed to comply with all Environmental Laws (as defined therein) applicable to the Facility; and

WHEREAS, as security for the Loan (as such term is defined in the Lease Agreement), the Agency and the Company executed and delivered to HSBC Bank USA (the "**Bank**"), a Mortgage, securing the principal amount of \$2,186,628, and a Mortgage securing the principal amount of \$213,372, each dated November 12, 2003 and each, from the Company and the Agency to the Bank (collectively, the "**2003 Mortgages**"); and

WHEREAS, the 2003 Mortgages were consolidated to form a single lien pursuant to a certain Consolidation, Modification, Extension and Spreader Agreement, dated June 8, 2005 (the "**Mortgage Consolidation Agreement**"), from the Company and the Agency to the Bank and which Mortgage Consolidation Agreement was intended to be recorded in the office of the Clerk of Suffolk County, securing a principal amount of \$2,400,000; and

WHEREAS, as further security of the sums due or to become due upon the Mortgage Consolidation Agreement, the Agency has executed and delivered to the Bank a certain Assignment of Leases and Rents, dated as of June 8, 2005 (the "**Assignment of Leases and Rents**"), which Assignment of Leases and Rents was intended to be recorded in the office of the Clerk of Suffolk County; and

WHEREAS, the Bank is now requiring the Company enter into an Amended and Restated Mortgage Note, dated as of June 1, 2015 or such other date as may be determined (the "**Amended and Restated Mortgage Note**"), from the Company to the Bank; and

WHEREAS, in connection with the Amended and Restated Mortgage Note, the Bank has requested that the Company and the Agency enter into a certain Modification, Extension and Spreader Agreement, dated as of June 1, 2015 (the "**2015 Modification**"), by and among the Company, the Agency, and the Bank, with respect to the Facility; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York;

WHEREAS, the Company and the Sublessees have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection

with the transactions contemplated by the financing or refinancing of the Facility and the continued leasing and subleasing of the Facility.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act.
- (b) The Facility continues to constitute a “project”, as such term is defined in the Act.
- (c) The 2015 Modification will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.
- (d) The 2015 Modification as contemplated in this resolution is reasonably necessary to maintain the competitive position of the Company in its industry.
- (e) Based upon representations of the Company and counsel to the Company, the Facility continues to conform with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located.
- (f) It is desirable and in the public interest for the Agency to assist in the 2015 Modification.
- (g) The 2015 Modification will be an effective instrument whereby the Agency and the Company agree to secure the Amended and Restated Mortgage Note and assign to the Lender their respective rights under the Lease Agreement (except the Agency’s Unassigned Rights as defined therein).

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) enter into the 2015 Modification for the benefit of the Lender, (ii) execute, deliver and perform the 2015 Modification, (iii) execute, deliver and perform such other related documents to which the Agency is a party, as may be necessary or appropriate to effect the 2015 Modification or any subsequent refinancing of the 2015 Modification.

Section 3. Subject to the provisions of this resolution and the Lease Agreement, the Agency is hereby authorized to do all things necessary or appropriate for the execution, delivery and performance of the 2015 Modification and such other related documents as may be necessary or appropriate to effect the 2015 Modification or any subsequent refinancing of

the 2015 Modification, and all acts heretofore taken by the Agency with respect to such financing or refinancing are hereby approved, ratified and confirmed.

Section 4.

(a) The Chairman, Executive Director, and all other members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the 2015 Modification together with such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Executive Director, or any member of the Agency shall constitute conclusive evidence of such approval; and

(b) The Chairman, Executive Director, and any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional authorized representatives of the Agency.

Section 5. Subject to the provisions of this resolution and the Lease Agreement, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 6. This resolution ratifies and confirms the prior actions of the Executive Director in the execution and delivery of the 2015 Modification prior to the date hereof.

Section 7. This resolution shall take effect immediately.



STATE OF NEW YORK     )  
                                      : SS.:  
COUNTY OF SUFFOLK    )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), including the resolutions contained therein, held on June 23, 2015, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Agency Documents contained in this transcript of proceedings is in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 23rd day of June, 2015.

By: \_\_\_\_\_  
Assistant Secretary

**TOWN OF ISLIP ECONOMIC DEVELOPMENT  
CORPORATION**

**AGENDA ITEMS FOR JUNE 23, 2015.**

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**AGENDA ITEM # 7**

**TYPE OF RESOLUTION:** ADOPTION OF AN INDUCEMENT  
RESOLUTION

**COMPANY:** ROBERT MARSH ENTERPRISES, INC.

**PROJECT LOCATION:** 100 CHRISTOPHER STREET,  
RONKONKOMA

**JOBS (RETAINED/CREATED):** 17/4

**INVESTMENT:** \$1,950,000.00

# STANDARD QUESTIONS FOR INDUSTRIAL DEVELOPMENT AGENCY PRESS RELEASES

## **Robert Marsh Enterprises, Inc.**

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1. Is the company purchasing or leasing the facility? **Purchasing 20,000 SqFt.**
2. Is this a new or existing business? **Existing**
3. What is the nature of the company, i.e., manufacturing? distributor? Please provide details, which include brief company history, as well as significant changes over the years. **\*\*\*Please provide company website if applicable. Distributor. They sell DJ and entertainment equipment online. That sells it's products through retail and eCommerce.**
4. Did they approach us or did we solicit them? **Approached us**
5. Is this an expansion, relocation or both? **Expansion and relocation**
6. Please confirm IDA benefits the company will receive. **Sales Tax exemptions (\$12,937), mortgage recording tax (\$17,000), property tax savings - \$111,315.00. over 10 years**
7. Amount of project investment/cost? **\$1,950,000 million**
8. How much job retention and growth will this project create? **Retain 17, create 4**
9. What is next step in this process? **Public hearing will be held**
10. In addition, please provide a copy of the company's IDA application.
- 11.\*\*\* If possible, please try to obtain a quote from company official that speaks to his/her experience working with Islip IDA, and how it impacted overall success of project.

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING ROBERT MARSH ENTERPRISES INC., A NEW YORK BUSINESS CORPORATION, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF ROBERT MARSH ENTERPRISES INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

WHEREAS, Robert Marsh Enterprises Inc., doing business as I DJ Now, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Robert Marsh Enterprises Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), has applied to the Town of Islip Industrial Development Agency (the "**Agency**") to enter into a transaction in which the Agency will assist in the acquisition of an approximately 1.2 acre parcel of land located at 100 Christopher Street, Ronkonkoma, New York (the "**Land**"), and the renovation and equipping of an approximately 20,000 square foot building located thereon (the "**Improvements**" and "**Equipment**"; and, together with the Land, the "**Facility**"), which Facility is to be leased and subleased by the Agency to, and used by, the Company as office and distribution in its business as a distributor and retailer of entertainment equipment; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and title to the Equipment and will lease and sublease the Facility to the Company, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the "**Act**"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company consistent with the policies of the Agency, in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing the principal amount presently estimated to be \$1,620,000 but not to exceed \$2,000,000 in connection with the financing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$[12,938], in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), consistent with the policies of the Agency; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the "**Hearing**") will be held so that all persons with views in favor of or opposed to either the

financial assistance contemplated by the Agency or the location or nature of the Facility can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed transaction is either an inducement to the Company to maintain and expand the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the "SEQR Act" or "SEQR"), the Agency constitutes a "State Agency"; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the "Questionnaire") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, equipping and operation of the Facility is an "unlisted" action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a "significant effect" on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQR. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQR or as may be deemed advisable by the Chairman, Executive Director or Deputy Executive Director of the Agency or counsel to the Agency.

Section 2. The acquisition, renovation and equipping of the Facility by the Agency, the leasing of the Facility to the Company and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 3. Subject to the provisions of this resolution, the Agency shall (i) acquire, renovate and equip the Facility, and (ii) lease the Facility to the Company.

Section 4. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, renovation and equipping of the Facility: (i) exemptions from mortgage recording taxes for one or more mortgages securing the principal amount presently estimated to be \$1,620,000 but not to exceed \$2,000,000 in connection with the financing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$[12,938], in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit C hereof), consistent with the policies of the Agency.

Section 5. The Company hereby agrees to comply with Section 875 of the Act. The Company further agrees that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to the transactions contemplated by this resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act and a recapture agreement.

Section 6. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 7. The Chairman, Executive Director, Deputy Executive Director, counsel to the Agency and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 8. Any expenses incurred by the Agency with respect to the Facility shall be paid by the Company. By acceptance hereof, the Company agrees to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 9. This resolution shall take effect immediately.

ADOPTED: June 23, 2015

ACCEPTED: \_\_\_\_\_ 2015

**ROBERT MARSH ENTERPRISES INC.  
DOING BUSINESS AS I DJ NOW**

By: \_\_\_\_\_

STATE OF NEW YORK       )  
                                      : SS.:  
COUNTY OF SUFFOLK       )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the "**Agency**") with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on June 23, 2015, at Islip Town Hall, 655 Main Street, Islip, New York, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), (ii) said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of June 23, 2015.

---

Assistant Secretary



## EXHIBIT A

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### NOTICE OF PUBLIC HEARING

---

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the \_\_\_\_ day of \_\_\_\_, 2015, at \_\_\_\_ a.m., local time, at Offices of Economic Development, 40 Nassau Avenue, Islip, New York 11751, in connection with the following matters:

Robert Marsh Enterprises Inc., doing business as I DJ Now, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Robert Marsh Enterprises Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the **"Company"**), has applied to the Town of Islip Industrial Development Agency (the **"Agency"**) to enter into a transaction in which the Agency will assist in the acquisition of an approximately 1.2 acre parcel of land located at 100 Christopher Street, Ronkonkoma, New York (the **"Land"**), and the renovation and equipping of an approximately 20,000 square foot building located thereon (the **"Improvements"** and **"Equipment"**; and, together with the Land, the **"Facility"**), which Facility is to be leased and subleased by the Agency to, and used by, the Company as office and distribution in its business as a distributor and retailer of entertainment equipment. The Facility will be initially owned by the Company.

The Agency will acquire a leasehold interest in and title to the Facility and will sublease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes in connection with the renovation and equipping of the Facility, exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing or permanent financing of the Facility and abatement of real property taxes, all consistent with the policies of the Agency.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: \_\_\_\_, 2015

TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY

By: William G. Mannix  
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON  
\_\_\_\_\_, 2015

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY  
(ROBERT MARSH ENTERPRISES INC. 2015 FACILITY)

\_\_\_\_\_  
1. \_\_\_\_\_, \_\_\_\_\_ of the Town of Islip Industrial Development Agency (the “Agency”) called the hearing to order.

2. \_\_\_\_\_ then appointed himself the hearing officer of the Agency, to record the minutes of the hearing.

3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

Robert Marsh Enterprises Inc., doing business as I DJ Now, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Robert Marsh Enterprises Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Town of Islip Industrial Development Agency (the “**Agency**”) to enter into a transaction in which the Agency will assist in the acquisition of an approximately 1.2 acre parcel of land located at 100 Christopher Street, Ronkonkoma, New York (the “**Land**”), and the renovation and equipping of an approximately 20,000 square foot building located thereon (the “**Improvements**” and “**Equipment**”; and, together with the Land, the “**Facility**”), which Facility is to be leased and subleased by the Agency to, and used by, the Company as office and distribution in its business as a distributor and retailer of entertainment equipment. The Facility will be initially owned by the Company.

The Agency will acquire a leasehold interest in and title to the Facility and will sublease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes in connection with the renovation and equipping of the Facility, exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing or permanent financing of the Facility and abatement of real property taxes, all consistent with the policies of the Agency.

4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at \_\_\_\_\_ a.m./p.m.

STATE OF NEW YORK     )  
                                      : SS.:  
COUNTY OF SUFFOLK     )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the “**Agency**”) on \_\_\_\_ \_\_, 2015, at \_\_\_\_ a.m., local time, at Town of Islip, Offices of Economic Development, 40 Nassau Avenue, Islip, New York 11751, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of \_\_\_\_ \_\_, 2015.

---

Assistant Secretary

## EXHIBIT C

### Form of Proposed PILOT Benefits

Formula for payments-in-lieu-of-taxes: Town of Islip, (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Connetquot School District, Suffolk County and Appropriate Special Districts

Normal Tax Due = Those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Islip (including any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located) which are or may be imposed for special improvements or special district improvements, that the Company would pay without exemption

#### Payment Formula

2016/2017	100% Normal Tax due on \$
2017/2018	100% Normal Tax due on \$
2018/2019	100% Normal Tax due on \$
2019/2020	100% Normal Tax due on \$
2020/2021	100% Normal Tax due on \$
2021/2022	100% Normal Tax due on \$
2022/2023	100% Normal Tax due on \$
2023/2024	100% Normal Tax due on \$
2024/2025	100% Normal Tax due on \$
2025/2026	100% Normal Tax due on \$
2026/2027	100% Normal Tax due on \$ (Full Taxation)
and thereafter	

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 5

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALI, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to  
consider amending the Town of Islip Uniform Traffic Code

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Peter Kletchka

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

## TOWN of ISLIP

### SPONSOR'S MEMORANDUM FOR TOWN BOARD RESOLUTIONS

INSTRUCTION: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items should be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

PURPOSE: Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have been passed or denied by the Board.

The attached resolution lists various Traffic Control Devices recommended by the Traffic Safety Division.

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#### SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents of Town of Islip
2. Site or location effected by resolution: Various Locations
3. Cost: N/A
4. Budget Line: N/A
5. Amount and source of outside funding: N/A

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ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

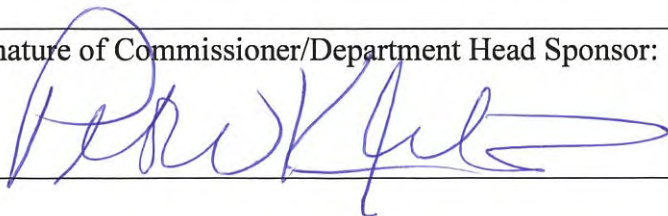
\_\_\_\_\_ Yes under Section I, Sub A, Number \_\_\_\_\_, of Town of Islip 617  
Check List, an environmental review is required.

\_\_\_\_\_x\_\_\_\_\_ No under Section II, Sub A, Number 6, of Town of Islip 617  
Check List, no environmental review is required.

---

Signature of Commissioner/Department Head Sponsor:

Date



6/10/15

On a motion of Councilperson \_\_\_\_\_, seconded by  
Councilperson \_\_\_\_\_ be it

RESOLVED, that the Town Clerk be and is hereby authorized to advertise for Public  
Hearing to consider amending the Uniform Code of Traffic Ordinances for the Town of Islip as  
follows:

**SCHEDULE G  
STOP AND YIELD INTERSECTIONS  
AMEND TO READ**

<b>INTERSECTION</b>	<b>SIGN</b>	<b>CONTROLLING TRAFFIC</b>
Bark Avenue at Palm Street (CIS)	Stop	South on Bark Avenue; <u>East/West on Palm Street</u>
Provost Street at Widgeon court (GRV)	Stop	North/South on Widgeon Court; <u>East/West on Provost Street</u>

**SCHEDULE G  
STOP AND YIELD INTERSECTIONS  
ADD**

<b>INTERSECTION</b>	<b>SIGN</b>	<b>CONTROLLING TRAFFIC</b>
Commercial Boulevard at Lexington Avenue (CIS)	Stop	Southeast on Commercial Boule- vard

**SCHEDULE G  
STOP AND YIELD INTERSECTIONS  
DELETE**

<b>INTERSECTION</b>	<b>SIGN</b>	<b>CONTROLLING TRAFFIC</b>
Caleb's Path at Commercial Boulevard (BWD)	Stop	East on Commercial Boulevard
Caleb's Path at Lexington Avenue (BWD)	Stop	East/West on Lexington Avenue



**SCHEDULE J  
PARKING, STOPPING AND STANDING REGULATIONS  
AMEND TO READ**

<b>LOCATION</b>	<b>REGULATION</b>	<b>HOURS/DAYS</b>
Bayport Avenue/East <del>From LIRR to Montauk Hwy</del> <u>From Montauk Hwy north for 100 ft.</u> (BPT)	<del>No parking</del> <u>No stopping</u>	
Bayport Avenue/West <del>From Montauk Hwy south for 30 ft.</del> <u>From 100 ft. north of Montauk Hwy to</u> <u>Montauk Hwy (BPT)</u>	<del>No parking</del> <u>No stopping</u>	

**SCHEDULE J  
PARKING, STOPPING AND STANDING REGULATIONS  
ADD**

<b>LOCATION</b>	<b>REGULATION</b>	<b>HOURS/DAYS</b>
Bayport Avenue/West From Montauk Hwy to LIRR (BPT)	No stopping	

## **TRAFFIC CODE AMENDMENT SUMMATIONS**

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**LOCATION: BARK AVENUE AT PALM STREET, CENTRAL ISLIP**

**REGULATION:** Existing – Stop signs control traffic south on Bark Avenue

**REQUESTED BY:** Resident

**RECOMMENDATION:** Install stop signs to control traffic east/west on Palm Street

**BRIEF JUSTIFICATION:** Residential Traffic Management

---

**LOCATION: PROVOST STREET AT WIDGEON COURT, GREAT RIVER**

**REGULATION:** Existing – Stop signs control traffic north/south on Widgeon Court

**REQUESTED BY:** Resident

**RECOMMENDATION:** Install stop signs to control traffic east/west on Provost Street

**BRIEF JUSTIFICATION:** Residential Traffic Management

---

**LOCATION: COMMERCIAL BOULEVARD AT LEXINGTON AVENUE, BRENTWOOD**

**REGULATION:** None

**REQUESTED BY:** Traffic Safety

**RECOMMENDATION:** Install stop sign to control traffic southeast on Commercial Blvd.

**BRIEF JUSTIFICATION:** Update Town Code Book

---

**LOCATION: CALEB'S PATH AT COMMERCIAL BOULEVARD, BRENTWOOD**

**REGULATION:** Existing – Stop sign controls traffic east on Commercial Boulevard

**REQUESTED BY:** Traffic Safety

**RECOMMENDATION:** Remove ordinance from code book

**BRIEF JUSTIFICATION:** Caleb's Path no longer intersects with Commercial Boulevard

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## **TRAFFIC CODE AMENDMENT SUMMATIONS**

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**LOCATION: CALEB'S PATH AT LEXINGTON AVENUE**

**REGULATION:** Existing – Stop sign controls traffic east/west on Lexington Avenue

**REQUESTED BY:** Traffic Safety

**RECOMMENDATION:** Remove ordinance from code book

**BRIEF JUSTIFICATION:** Intersection has been signalized

---

**LOCATION: BAYPORT AVENUE/EAST, BAYPORT**

**REGULATION:** Existing – Parking restricted from LIRR to Montauk Hwy

**REQUESTED BY:** Suffolk County DPW

**RECOMMENDATION:** Restrict parking from Montauk Highway north for 100 feet

**BRIEF JUSTIFICATION:** Accommodate pavement marking changes (left turn storage) for the northbound and westbound approaches at intersection

---

**LOCATION: BAYPORT AVENUE/WEST, BAYPORT**

**REGULATION:** Existing – Parking restricted from Montauk Hwy south for 30 ft

**REQUESTED BY:** Suffolk County DPW

**RECOMMENDATION:** Restrict parking from 100 feet north of Montauk Highway to Montauk Highway

**BRIEF JUSTIFICATION:** Accommodate pavement marking changes (left turn storage) for the northbound and westbound approaches at intersection

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## **TRAFFIC CODE AMENDMENT SUMMATIONS**

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**LOCATION:** BAYPORT AVENUE/WEST, BAYPORT

**REGULATION:** None

**REQUESTED BY:** Suffolk County DPW

**RECOMMENDATION:** Restrict parking from Montauk Highway to LIRR

**BRIEF JUSTIFICATION:** Accommodate pavement marking changes (left turn storage) for the northbound and westbound approaches at intersection

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**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 6

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALA, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Meeting of the Town of Islip Foreign Trade Zone Authority Board**

**FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
TUESDAY, JUNE 23, 2015 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL**

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Brad Hemingway**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

Agenda for Meeting of the Town of Islip Foreign Trade Zone Board

June 23, 2015

1. Meeting called to order;
2. Approval of the minutes from March 3, 2015 meeting of Islip Foreign Trade Zone Board;
3. Assignment and estoppel of sublease between Town of Islip foreign Trade Zone Authority and HG First Venture, LLC to 30-76 30<sup>th</sup> Street Realty LLC;
4. Adjournment;



TOWN OF ISLIP  
FOREIGN TRADE ZONE AUTHORITY

Brad Hemingway  
Executive Director

Jaime Martinez  
Deputy Director

March 3, 2015

The Town of Islip Foreign Trade Zone Authority has five items on the agenda.

**Item number one** is a meeting of the Town of Islip Foreign Trade Zone Authority. The meeting was called to order at 8:10 P.M, on motion by Trish Bergin Weichbrodt, seconded by Anthony Senft Jr., and unanimously approved, at Islip Town Hall, 655 Main St., Islip NY.

**Board Members Present**

Steven Flotteron  
Trish Bergin Weichbrodt  
John Cochrane Jr.  
Anthony Senft Jr.

**Officers Present**

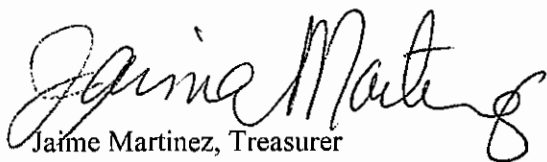
Angie Carpenter, Chair  
Thomas Hemingway III, Executive Director  
Jaime Martinez, Treasurer

**Item number two** was switched to **item number 3** by Thomas Hemingway, Executive Director of the Town of Islip Foreign Trade Zone. Mr. Hemingway is requesting the appointment of Angie Carpenter to the Foreign Trade Zone Board as Chair. Motion to approve made by Anthony Senft Jr. and seconded by Trish Bergin Weichbrodt. Steve Flotteron and John Cochrane both voted aye while Angie Carpenter abstained from the vote.

**Item number three** was switched to **item number 2** again by Thomas Hemingway, Foreign Trade Zone Executive Director. Mr. Hemingway asked for approval of the last Foreign Trade Zone Board meeting, dated January 29, 2015. With no questions asked a motion to approve made by John Cochrane Jr. and seconded by Steve Flotteron. Trish Bergin Weichbrodt and Anthony Senft Jr. both voted aye while Angie Carpenter abstained.

**Item number four** is approval of a lease extension between Town of Islip Foreign Trade Zone Authority and BK Holdings, LLC to February 1, 2055. With no questions asked a motion to approve made by John Cochrane Jr., seconded by Steve Flotteron and unanimously approved.

With no further business, **item number five** is adjournment of the Foreign Trade Zone Board meeting. On a motion by Trish Bergin Weichbrodt, seconded by Anthony Senft Jr. and unanimously approved, the meeting was adjourned at 8:11 P.M.

  
Jaime Martinez, Treasurer

**TOWN of ISLIP  
FOREIGN TRADE ZONE  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

The Town of Islip Foreign Trade Zone Authority would like authorization to assign a sublease between Town of Islip Foreign Trade Zone Authority and HG First Venture, LLC along with executing an estoppel of said sublease to 30-76 30<sup>th</sup> Street Realty LLC.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip Foreign Trade Zone Authority
2. Site or location effected by resolution: 1 Roebling Court, Ronkonkoma, NY 11779
3. Cost: NA
4. Budget Line:
5. Amount and source of outside funding:

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**ENVIRONMENTAL IMPACT:** Is this action subject to a SEQRA environmental review?

\_\_\_\_\_ Yes under Section I, Sub. A., Number \_\_\_\_ of Town of Islip 617 Check List, an environmental review is required.

  X   No under Section II, Sub. \_\_\_\_, Number \_\_\_\_ of Town of Islip 617 Check List, no environmental review is required.

Not an Action within SEQRA

  
Signature of Commissioner/Department Head Sponsor.

6/11/15  
Date



June 23, 2015

WHEREAS, The Town of Islip is the owner of 52 acres of land adjacent to Long Island MacArthur Airport and commonly known as the Town of Islip Foreign Trade Zone Authority; and

WHEREAS, the Town of Islip currently leases certain real property within the Town of Islip Foreign Trade Zone Authority known as Trade Zone parcel 9, otherwise known as 1-75 Roebling Court, Ronkonkoma, New York 11779, consisting of 3.891 acres, to the Town of Islip Foreign Trade Zone Authority; and

WHEREAS, the Town of Islip Foreign Trade Zone Authority has subleased this premises to Ronslip Industrial Park, Inc. pursuant to a sub-lease agreement, this sub-lease has been subsequently transferred from Ronslip Industrial Park, Inc. to Vets Park Associates, LLC dated July 31, 1986; and

WHEREAS, Vets Park Associates, LLC assigned its interests under the Sublease to 1-51 Roebling Court Associates LLC, dated December 31, 2003; and

WHEREAS, 1-51 Roebling Court Associates LLC assigned its interest under the Sublease to HG First Venture, LLC dated April 18, 2007; and

WHEREAS, the Subtenant HG First Venture, LLC as the last subtenant of record wishes to amend the sublease and to assign the sublease to 30-76 30<sup>th</sup> Street Realty LLC, with offices at c/o Lau & Associates, P.C., 133-47 Sanford Avenue, Suite C1E, Flushing, New York 11355; and

WHEREAS, Bethpage Federal Credit Union, with an office at 899 South Oyster Bay Road, Bethpage, NY 11714, has committed to make a permanent mortgage loan to 30-76 30<sup>th</sup>

Street Realty LLC and the terms of the first mortgage require an estoppel signed and dated by the Town of Islip Foreign Trade Zone Authority.

NOW, THEREFORE, on motion of \_\_\_\_\_, seconded by \_\_\_\_\_,

BE IT RESOLVED, that the Town of Islip Foreign Trade Zone Board hereby agrees to assign the lease agreement mentioned above and execute documents necessary to obtain a first mortgage loan, the Chair is hereby authorized to execute any and all necessary documents to effectuate the assignment, all subject to the approval of the Islip Attorney's Office.

UPON A VOTE BEING TAKEN, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 7

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALA, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a public hearing on the transfer of 47 Patton Street, Brentwood, 1701 N. Thompson Dr., Bay Shore and 45 Doolittle St., Brentwood under the CDA's rent with option to buy affordable housing program

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

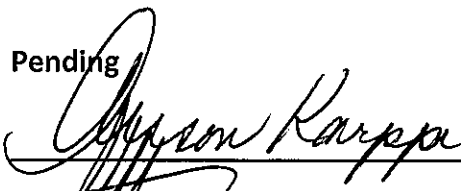

Alison Karppi

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**SPONSOR'S MEMORANDUM FROM COMMUNITY DEVELOPMENT AGENCY TO TOWN OF ISLIP**

1. Date: **June 11, 2015**
2. Sponsoring Department: **Community Development Agency**
3. Co-Sponsor: **None**
4. Proposed Meeting Date: **June 23, 2015**
5. Resolution Type: **Agency**
6. Description: **Transfer of 47 Patton Street, Brentwood, 1701 N. Thompson Dr., Bay Shore and 45 Doolittle Street, Brentwood under the CDA's Rent with Option to Buy Affordable Housing Program**
7. Budget Line: **N/A**
8. Budget Line Description: **N/A**
9. Fiscal Impact: **N/A**
10. Funding Sources: **N/A**
11. Agency/Person/Group Benefiting: **Town of Islip**
12. Control Number: **Assigned by Town System**
13. Status: **Pending**
14. Approval by CDA Executive Director:   
\_\_\_\_\_
15. Approval by CDA General Counsel:   
\_\_\_\_\_

## **RESOLUTION**

On a motion of \_\_\_\_\_, seconded by \_\_\_\_\_

Be it

**RESOLVED**, that the Town Board of the Town of Islip hereby authorizes the Town Clerk to advertise for a public hearing on the transfer of the properties described in the annexed notice of transfers and resolution.

Upon a vote being taken, the result was:

(RE: Transfer of Calzada, German, and Harris-RWO)

## PUBLIC NOTICE

**PLEASE TAKE NOTICE**, that the **Town of Islip Community Development Agency** does hereby intend to convey and transfer to the Listed Family the following described properties:

<u>Purchaser Name</u>	<u>Contract Price</u>	<u>Tax Map Number/ Conveyed Property</u>
Pedro Calzada Marianela Sanchez de Calzada	\$255,000.00	0500-135-03-013 47 Patton Street Brentwood, NY 11717
Remy E. German Carloyn J. German	\$272,000.00	0500-180-02-028 1701 N. Thompson Dr. Bay Shore, NY 11706
Shari Harris	\$235,000.00	0500-135-03-039 45 Doolittle Street Brentwood, NY 11717

**TAKE FURTHER NOTICE**, that each and every item (related documents) of said transfers is open to public view and inspection at the office of Robert T. Fuchs, Esq., General Counsel to the Town of Islip Community Development Agency, 15 Shore Lane, Bay Shore, New York, between the hours of 9:00 a.m. and 5:00 p.m. on any weekday; and

**TAKE FURTHER NOTICE**, that a Public Hearing will be held by the Islip Town Board on \_\_\_\_\_, at \_\_\_\_\_ p.m. at \_\_\_\_\_, concerning approval of the above transfers, at which time all interested persons will be given the opportunity to be heard.

Olga H. Murray  
Islip Town Clerk  
655 Main Street  
Islip, New York 11751

Dated:

Islip, New York

## **RESOLUTION**

**WHEREAS**, the Town of Islip Community Development Agency has selected the following purchasers as qualified and eligible Sponsors for the purchase of the below listed properties:

<b><u>Purchaser Name</u></b>	<b><u>Contract Price</u></b>	<b><u>Tax Map Number/ Conveyed Property</u></b>
Pedro Calzada Marianela Sanchez de Calzada	\$255,000.00	0500-135-03-013 47 Patton Street Brentwood, NY 11717
Remy E. German Carloyn J. German	\$272,000.00	0500-180-02-028 1701 N. Thompson Dr. Bay Shore, NY 11706
Shari Harris	\$235,000.00	0500-135-03-039 45 Doolittle Street Brentwood, NY 11717

**WHEREAS**, said sponsors intend to occupy said premises as owner-occupants; and

**WHEREAS**, the Board deems it in the best interest of the residents of the Town of Islip for the Town of Islip Community Development Agency to convey said premises to said Sponsors.

**NOW THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board hereby approves the sale of the said properties described above from the Town of Islip Community Development Agency to convey said premises to said Sponsors, and that sale of said premises to said Sponsors is subject to permissive referendum.

**UPON A VOTE** being taken, the result was:

**THIS RESOLUTION IS SUBJECT TO PERMISSIVE REFERENDUM**

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 8

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALA, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board acceptance of donations of goods and volunteered professional services from various entities for use by the Department of Parks, Recreation and Cultural Affairs for the restoration of the landscape at Brookwood Hall

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Kerry Bassett

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF



**Town of Islip  
Sponsor's Memorandum  
for Town Board Resolution**

**Instructions:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

**Purpose:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

This resolution would permit the Town Board to accept donations of goods and volunteer professional services from various businesses and individuals (annexed hereto) for the restoration of the landscape at Brookwood Hall.

**Specify Where Applicable:**

- |  |          |
|--|----------|
| 1. <u>Entity or individual benefitted by resolution:</u> | Townwide |
| 2. <u>Site or Location affected by resolution:</u>       | Townwide |
| 3. <u>Cost:</u>  | N/A      |
| 4. <u>Budget Line:</u>                                   | N/A      |
| 5. <u>Amount and source of outside funding:</u>          | N/A      |

**Environmental Impact:** Is this action subject to a SEQR environmental review ?

\_\_\_\_\_ Yes under Section 1, Sub.A, Number \_\_\_\_\_ of the Town of Islip 617 Check List, an environmental review is required

  X   No under Section 2, Sub.\_\_\_\_\_, Number \_\_\_\_\_ of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date: June 23, 2015

  
Kerry S. Bassett, Commissioner

June 23, 2015

WHEREAS, the administration of the Town of Islip Parks, Recreation and Cultural Affairs Department is located at Brookwood Hall in East Islip; and

WHEREAS, Brookwood Hall is a century-old building with historic significance; and

WHEREAS, the various businesses and individuals wish to donate their goods and volunteer their time and professional services for the preservation and restoration of the landscape at Brookwood Hall; and

WHEREAS, the Town of Islip Parks, Recreation and Cultural Affairs Department requests that the Board accept the generous donations; and

NOW, THEREFORE, on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board accepts the donation from Giaquinto/Astro Ready Mix LLC; the Giaquinto Family; Royal Star Landscape; Barasso & Sons, Inc.; Bissett Nursery; Half Hollow Nursery; Brightwaters farms; Quintal Contracting Corp.; Anthony Quintal; Graham Associates; Byrne & Sons Irrigation; and K.P. Edwards, and authorizes the Comptroller to take any action to accept the donation.

UPON A VOTE BEING TAKEN, the result was:

## Donor List For Brookwood Hall Restoration Project 2015

Giaquinto/Astro Ready Mix, LLC.	Donated Value: \$38,000.00
928 Long Island Avenue	Pavers/Aggregates/Concrete
Deer Park, NY 11729	

Giaquinto Family	Donation Value: \$15,000.00
928 Long Island Avenue	Engineers/Site Survey Work
Deer Park, NY 11729	

Royal Star Landscape	Donated Value: \$48,000.00
10 Dunton Avenue	Hardscape Installation Work
Deer Park, NY 11729	

Barrasso & Sons, Inc.	Donated Value: \$15,000.00
160 Floral Park Street	Precast Products
Islip Terrace, NY 11752	

Bissett Nursery	Donation Value: \$25,000.00
323 Long Island Avenue	Plantings for Gardens
Holtsville, NY 11742	

Half Hollow Nursery	Donation Value: \$25,000.00
624 Deer Park Road	Plantings for Gardens
Dix Hills, NY 11746	

Brightwaters Farms	Donation Value: \$65,000.00
1624 Manatuck Blvd.	Plantings, Mulch, Soil & Sod

Bay Shore, NY 11706

Quintal Contracting Corp.

359 Main Street Suite 1B

Islip, NY 11751

Donation Value: \$75,000.00

Labor/Equipment for preparation  
of Landscape installation

Anthony Quintal

Donation Value: \$15,000.00

Design, Consultation & Coordination

Graham Associates

1981 Union Blvd

Bay Shore, NY 11706

Donation Value: \$15,000.00

Site Plan Preparation, Coordination with designer,  
& Site Survey Work

Byrne & Sons Irrigation

4 Belford Avenue

Bay Shore, NY 11706

Donation Value: \$28,000.00

Irrigation for Project

K.P. Edwards

1580 Fifth Avenue

Bay Shore, NY 11706

Donation Value: \$12,500.00

Aggregates & Miscellaneous Materials

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 9

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALA, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into various agreements for programs to be held throughout the Town of Islip to be funded by either registration fees or grant funds

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Kerry Bassett

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

6-23-15

<u>Date</u>	<u>Name</u>	<u>Program</u>	<u>Location</u>	<u>Dept.</u>
7/7	Jodi Maurici	Body Sculpting	East Islip Beach, El	REC
7/7	Pro Game Ventures, LLC	Baseball & Softball League	Cage 16 1250 St. Louis Ave., Bay Shore	REC

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

**INSTRUCTIONS:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

**PURPOSE:** Jodi Maurici will provide a Body Sculpting program at East Islip Beach. Session 1 will be held July 7, 2015 thru August 11, 2015 for a total of 6 classes from 7:00 p.m.-7:45 p.m. and session 2 will be held July 9, 2015 thru August 13, 2015 for a total of 6 classes from 7:00 a.m.-7:45 a.m. The registration fees are \$100.00 for residents and \$125.00 for non-residents. The minimum amount of participants will be four (4) and the maximum amount of participants will be twenty (20) per session for a total of forty (40). This program will be self-sustaining. Minimum revenue will be \$100.00 and the maximum revenue will be \$5,000.00. Compensation for said services to Jodi Maurici will be 80% of the total revenue for a minimum amount of \$80.00 and a maximum amount of \$4,000.00. The Town of Islip shall receive 20% of the total revenue for a minimum amount of \$20.00 and a maximum amount of \$1,000.00. The dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

**SPECIFY WHERE APPLICABLE:**

Entity of individual benefitted by resolution: Jodi Maurici, 32 Bayview Avenue, East Islip, New York 11730

Site or location effected by resolution: East Islip Beach, Bayview Avenue, East Islip New York 11730

Cost: No cost to the Town of Islip

Budget Line: A7035.4-5006

Amount and source of outside funding: Participant Fees: Maximum \$5,000.00

**ENVIRONMENTAL IMPACT:** Is this action subject to a SEQRA environmental review?

Yes under Section I, Sub. A, Number of Town of Islip 617 Check List, an  
Environmental review is required.

  X   No under section II, Sub., Number of Town of Islip 617 Check List, no  
Environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date:

June 23, 2015

Resolution # \_\_\_\_\_

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to body sculpting program for our citizens; and

**WHEREAS**, Jodi Maurici, located at 32 Bayview Avenue, East Islip, New York, 11730, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Jodi Maurici, to provide body sculpting program.

**NOW**, on a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_, be it therefore

**RESOLVED**, that the Supervisor is hereby authorized to enter into an agreement with Jodi Maurici in a manner approved by the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make any accounting entries or budgetary amendments in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:



**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

**INSTRUCTIONS:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

**PURPOSE:** Pro Game Ventures, LLC will provide a baseball and softball summer league from July 7, 2015 thru August 14, 2015 for boys and girls between the ages of 5-8, from 4:00 pm-8:00 pm. The league will be held at Cage 16, 1250 St. Louis Avenue, Bay Shore, New York 11706. The registration fees are \$150.00 for residents and \$190.00 for non-residents, \$275.00 for 2 sibling residents and \$345.00 for 2 sibling non-residents, and \$400.00 for 3 or more sibling residents and \$500.00 for 3 or more sibling non-residents. The minimum amount of participants will be four (4) and the maximum amount of participants will be two hundred (200). This program will be self-sustaining. Minimum revenue will be \$150.00 and the maximum revenue will be \$38,000.00. Compensation for said services to Pro Game Ventures, LLC will be 80% of the total revenue for a minimum amount of \$120.00 and a maximum amount of \$30,400.00. The Town of Islip shall receive 20% of the total revenue for a minimum amount of \$30.00 and a maximum amount of \$7,600.00. The dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

**SPECIFY WHERE APPLICABLE:**

Entity of individual benefitted by resolution:	Pro Game Ventures, LLC
Site or location effected by resolution:	Cage 16, 1250 St. Louis Avenue, Bay Shore, New York 11706
Cost:	No cost to the Town of Islip
Budget Line:	A7035.4-5006
Amount and source of outside funding:	Participant Fees: Maximum \$38,000.00

**ENVIRONMENTAL IMPACT:** Is this action subject to a SEQRA environmental review?

Yes under Section I, Sub. A, Number of Town of Islip 617 Check List, an  
Environmental review is required.

  X   No under section II, Sub., Number of Town of Islip 617 Check List, no  
Environmental review is required.

  
Signature of Commissioner/Department Head Sponsor:

  
Date:

June 23, 2015

Resolution # \_\_\_\_\_

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to a baseball and softball summer league for our citizens from July 7, 2015 thru August 14, 2015; and

**WHEREAS**, Pro Game Ventures, LLC, located at 1250 St. Louis Avenue, Bay Shore, New York 11706, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Pro Game Ventures, LLC, to provide a baseball & softball summer league.

**NOW**, on a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_, be it therefore

**RESOLVED**, that the Supervisor is hereby authorized to enter into an agreement with Pro Game Ventures, LLC in a manner approved by the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make any accounting entries or budgetary amendments in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 10

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALA, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute any and all documents necessary for co-sponsorship with the Ronkonkoma Civic Association summer event series to be held on July 22<sup>th</sup>, 29<sup>th</sup> and August 5<sup>th</sup> at the Ronkonkoma Beach Pavilion

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
TUESDAY, JUNE 23, 2015 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Kerry Bassett

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

**INSTRUCTIONS:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

**PURPOSE:** Describe the essence of the attached resolution and give a brief background:  
Explain any policy implications, whether this item has previously been before the Board and if any similar resolutions have previously been passed or denied by the Board.

The resolution authorizes the Supervisor or her designee to execute any documents necessary for co-sponsorship with the Ronkonkoma Civic Association for a series of summer events.

**SPECIFY WHERE APPLICABLE:**

<u>Entity of individual benefitted by resolution:</u>	Residents of Town of Islip
<u>Site or location effected by resolution:</u>	Ronkonkoma Beach Pavillion 299 Rosevale Avenue Ronkonkoma, NY 11779
<u>Cost:</u>	No cost to Town of Islip
<u>Budget Line:</u>	A. 000.020 88.01
<u>Amount and source of outside funding:</u>	None

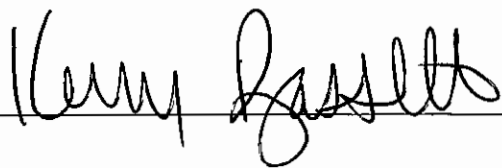
**ENVIRONMENTAL IMPACT:** Is this action subject to a SEQRA environmental review?

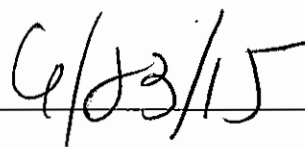
☐ Yes under Section I, Sub. A, Number of Town of Islip 617 Check List, an Environmental review is required.

☒ No under section II, Sub., Number of Town of Islip 617 Check List, no Environmental review is required.

**Signature of Commissioner/Department Head Sponsor:**

**Date:**





June 23, 2015

WHEREAS, the Town of Islip will co-sponsor various events with several community groups through the Department of Parks, Recreation and Cultural Affairs; and

WHEREAS, the Town of Islip wishes to co-sponsor the Ronkonkoma Civic Association's summer event series to be held on July 22, 2015, July 29, 2015 and August 5, 2015 at Ronkonkoma Beach Pavilion; and

WHEREAS, the Ronkonkoma Civic Association requests the use of the Mobile Unit; and

NOW, THEREFORE, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Supervisor is hereby authorized to execute any documents necessary for co-sponsorship for the Ronkonkoma Civic Association summer event series on July 22, 2015, July 29, 2015 and August 5, 2015 at the Ronkonkoma Beach Pavilion; and be it further

RESOLVED, that the Comptroller is authorized to make any necessary budgetary adjustments as should arise from this resolution.

UPON A VOTE BEING TAKEN, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 11

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALÉ, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into a contract with LandTek Group, Inc. (the lowest responsible bidder) for Contract DPD 2-15, Streetscapes/ Sidewalks

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
TUESDAY, JUNE 23, 2015 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Richard Zapolski

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

**INSTRUCTIONS:** All items for Town Board action must be accompanied by a Sponsor's Memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

This Resolution authorizes the Supervisor to enter into contract with LandTek Group, Inc., 235 County Line Road, Amityville NY 11701 (the lowest responsible bidder) for Contract DPD 2-15, Streetscapes /Sidewalks.

**SPECIFY WHERE APPLICABLE:**

1. Entity or Individual benefitted by resolution: The Town
2. Site or location effected by resolution: Various locations around the Town.
3. Cost: Total: \$524,825.00
4. Budget Line: *TO BE DETERMINED BY THE COMPTROLLER*
5. Amount and source of outside funding:

**ENVIRONMENTAL IMPACT:** Is this action subject to a SEQRA environmental review?

☐ YES - Under Section 1, Sub. \_\_\_\_\_ Number \_\_\_\_\_ of Town of Islip 617 Check List, an environmental review is required. All regulatory permits will be procured prior to construction.

☒ NO - Under Section II, Sub. A Number 1e of Town of Islip 617 Check List, no environmental review is required.

Signature of Sponsor :

*Richard J. Zapolski*  
Richard J. Zapolski, P.E., Commissioner

*6-11-2015*  
Date

:ms

**Resolution:**

**Date:**

**WHEREAS**, plans and specifications entitled "Streetscapes /Sidewalks", Contract No. DPD 2-15 were prepared and the project was advertised for public bid, and

**WHEREAS**, bids were opened on May 28, 2015, and

**WHEREAS**, upon review of the bids, The LandTek Group, Inc., 235 County Line Road, Amityville NY 11701, was the low dollar bidder with a bid of \$524,825.00, and

**WHEREAS**, the LandTek Group has been determined to be a responsible bidder, and

**WHEREAS**, the Commissioner of Planning and Development, Richard J. Zapolski, P.E. recommends approval of this resolution, and

**WHEREAS**, there has been a determination of no significant environmental impact.

**THEREFORE UPON** a motion by Councilperson \_\_\_\_\_  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED** that the Supervisor is authorized to enter into contract with The LandTek Group, Inc. (the lowest responsible bidder) for a term of one (1) year with the option to extend the term for an additional two (2) years, via separate one (1) year renewals, for Contract DPD 2-15, Streetscapes /Sidewalks, in the amount of \$524,825.00,

**IT IS FURTHER RESOLVED THAT**, the Comptroller is hereby authorized to make any and all necessary changes to the budget as needed in order to effectuate this contract.

**UPON** a vote being taken the result was:



## BID ANALYSIS

**Streetscapes /Sidewalks**  
**Contract No. DPD 2-15**  
Bid Date: May 28, 2015

<u>Contractor Name</u>	<u>Total Bid</u>
<b>The Landtek Group Inc.</b>	<b>\$524,825.00</b>
Jadeco Construction Corporation	\$563,000.00
Laser Industries	\$656,400.00
AGL Contracting LTD	\$998,600.00*
PSL Industries Inc.	\$1,043,650.00
Quintal Contracting Corp.	Disqualified Missing proof of apprentice program

\*AGL had a math error in their bid; actual total bid was \$1,001,600.00

:ms

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 12

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALÉ, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute an easement for a pedestrian access across Town land to an adjoining parcel owned by Suffolk County in Bay Shore

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Richard Zapolski

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**Town of Islip  
Sponsor's Memorandum  
For Town Board Resolution**

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**Instructions:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

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**Purpose:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Resolution would authorize the Supervisor to execute an easement for pedestrian access across Town land to an adjoining parcel owned by Suffolk County. The easement does not preclude use of the lot by the Town for its own use or for sale. The easement implements the Sunnybrook Revitalization Plan, adopted by the Town Board in 1999, which recommended pedestrian access along this portion of Penataquit Creek. The site adjoins the First Baptist Church of Bay Shore, which will assist in maintaining the Town lot.

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**Specify Where Applicable:**

1. Entity or individual benefitted by resolution: Hamlet of Bay Shore
2. Site or Location effected by resolution: Tax Map #0500-341.00-02.00-089.001, east side of Harrison Avenue, Bay Shore.
3. Cost: 0
4. Budget Line: N.A.
5. Amount and source of outside funding: N.A.

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**Environmental Impact:** Is this action subject to a SEQR environmental review?

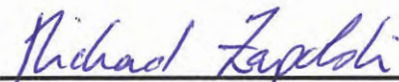
\_\_\_\_\_ Yes under Section 1, Sub.A, Number \_\_\_\_\_ of the Town of Islip 617 Check List, an environmental review is required

\_\_\_x\_\_\_ No under Section II, Sub. \_617.5\_, Number \_C7\_ of the Town of Islip 617 Check List, no environmental review is required.

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Signature of Commissioner/Department Head Sponsor:

Date:



6/11/15

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Richard J. Zapolski, P.E., Commissioner

WHEREAS, the Town of Islip owns a property, SCTM #0500-341.00-02.00-089.001, adjoining Penataquit Creek, which was recommended in the Sunnybrook Neighborhood Revitalization Program as a means to provide access to Penataquit Creek; and

WHEREAS, the County of Suffolk has acquired a portion of property formerly owned by the First Baptist Church of Bay Shore (tax map #341.00-02.00-089.002 p.o.) to continue said access north of the Town property; and

WHEREAS, access to said County properties, i.e., Suffolk County Tax Map #0500-341.00-02.00-p/o lots 063.00, 064.00, 089.002 can be accessed from the nearest travelway, i.e. Harrison Avenue only through the above-mentioned Town parcel; and

WHEREAS, an easement to allow pedestrian access across said parcel to the adjoining County parcels has been proposed; and

WHEREAS, execution of this easement would not preclude use by the Town of Islip of this property in the future for other purposes as may be deemed fit; and

WHEREAS, the First Baptist Church of Bay Shore, Inc. has offered to enter into the Keep Islip Clean Adopt-a-Spot Program to clear this property of litter and debris; and

WHEREAS, this walkway will be a positive asset to the Sunnybrook Neighborhood and provide educational and recreational opportunities for these residents as well as students in the Bay Shore School District;

NOW THEREFORE UPON a motion of Councilperson \_\_\_\_\_, seconded by  
Councilperson \_\_\_\_\_; BE IT

RESOLVED that the Supervisor of the Town of Islip is authorized to execute an easement  
for a pedestrian access across Town Parcel #241.00-02.00-089.001, subject to the attached  
easement agreement.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 13

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALI, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board acceptance of a road dedication for a portion of Audwin Drive  
in Central Islip for highway purposes

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Richard Zapolski**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**Town of Islip  
Sponsor's Memorandum  
for Town Board Resolution**

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**Instructions:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

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**Purpose:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Resolution of Town Board accepting the offer of dedication for a portion of Audwin Drive, Central Islip changing the Official Map of the Town of Islip by widening said portion of Audwin Drive for highway purposes as shown on the approved Site Plans for Coventry Gardens/Fox Gate, SCTM No. 0500-142.00-13.00-p/o 001.002.

---

**Specify Where Applicable:**

1. Entity or individual benefitted by resolution: Town of Islip
2. Site or Location effected by resolution: Audwin Drive, Central Islip
3. Cost: None
4. Budget Line: N/A
5. Amount and source of outside funding: N/A

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**Environmental Impact:** Is this action subject to a SEQR environmental review ?

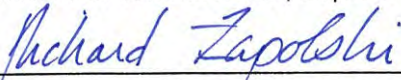
\_\_\_\_\_ Yes under Section 1, Sub.A, Number \_\_\_\_\_ of the Town of Islip 617 Check List, an environmental review is required

X No under Section II, Sub. 617.5 Number C-20 of the Town of Islip 617 Check List, no environmental review is required.

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Signature of Commissioner/Department Head Sponsor:

Date:

  
Richard J. Zapolski, P.E., Commissioner

6.10.2015

**Town Board Resolution for Right of Way and Highway Purposes**

DATE: \_\_\_\_\_

WHEREAS, the Commissioner of Planning, on behalf of the Planning Board, has required the owner of a certain piece of property located at 0 Eastview Drive, Central Islip, New York 11722 (0500-142.00-13.00-001.002) dedicate a portion of property to be used for highway purposes; and

WHEREAS, the owner of said property, MREC JRC COVENTRY GARDENS LLC, has submitted to the Town of Islip a deed dated May 07, 2015, making the required conveyance; and

WHEREAS, the Department of Engineering has examined the metes and bounds and found it acceptable as to form; and

WHEREAS, the dedication is consistent with the applicable provisions of the Town Law Section 274A, 277, 278 and

WHEREAS, the Office of the Town Attorney has also found the deed acceptable as to form;

NOW, THEREFORE, on a motion of Councilperson \_\_\_\_\_

and seconded by Councilperson \_\_\_\_\_, be it

RESOLVED, that the said deed is hereby accepted and the Town Attorney be and hereby authorized to take the necessary steps in having the deed recorded in the Office of the Suffolk County Clerk.

UPON a vote being taken the result was:



**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 14

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALI, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to  
Consider amending Chapter 68 of the Islip Town Code, relating to the  
identification and remediation of public nuisances within the Town of Islip

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
TUESDAY, JUNE 23, 2015 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Elyse Grasso

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**Town of Islip**

**Sponsor's Memorandum  
for Town Board Resolution**

**Instructions:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Town Attorney no later than 12 days prior to the scheduled meeting.

**Purpose:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorization for the Town Clerk to advertise for a public hearing to consider adopting an ordinance amending Chapter 68 of the Islip Town Code, pertaining to the identification and remediation of public nuisances within the Town of Islip

**Specify Where Applicable:**

1. Entity or individual benefitted by resolution:  
Townwide
2. Site or Location affected by resolution:  
Townwide
3. Cost:\$ n/a
4. Budget Line: n/a
5. Amount and source of outside funding:

**Environmental Impact:** Is this action subject to a SEQR environmental review ?

☐

Yes under Section 1, Sub.A, Number \_\_\_\_\_ of the Town of Islip 617 Check List, an environmental review is required

☒

No under Section II, Sub.\_\_\_\_\_, Number\_\_\_\_\_ of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

*E. L. L. L. L.*

Date:

6/12/15

June 23, 2015

**An authorization to amend Chapter 68- Minimum Standard Requirements**

WHEREAS, a review of the Islip Town Code, Chapter 68-30, entitled Minimum Standard Requirements, and has been conducted by the Office of the Islip Town Clerk and the Office of the Town Attorney; and

WHEREAS, on the basis of said review, certain modifications are deemed appropriate in order to update portions of the Code relating to the identification and remediation of public nuisances within the Town of Islip.

NOW, THEREFORE, on motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, be it

RESOLVED, that the Town Clerk is authorized to advertise for a public hearing to consider adopting an ordinance amending Chapter 68 of the Islip Town Code, pertaining to the identification and remediation of public nuisances within the Town of Islip.

Upon a vote being taken, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 15

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALE, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to co-sponsor an annual Philharmonic Concert in the Park with the Islip Arts to honor hometown heroes to be held on July 11, 2015 at Heckscher State Park

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Robert L. Cicale

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

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**INSTRUCTIONS:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Supervisor no later than 12 days prior to the scheduled meeting.

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**PURPOSE:** Describe the essence of the attached resolution and give a brief background:  
Explain any policy implications, whether this item has previously been before the Board and if any similar resolutions have previously been passed or denied by the Board.

The resolution authorizes the Town Board of the Town of Islip to co-sponsor an annual Philharmonic Concert in the Park as requested by the Islip Arts Council to be held on July 11, 2015 at Heckscher State Park to honor our hometown heroes.

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**SPECIFY WHERE APPLICABLE:**

<u>Entity of individual benefitted by resolution:</u>	Townwide
<u>Site or location effected by resolution:</u>	Heckscher State Park East Islip, NY
<u>Cost:</u>	No cost to Town of Islip
<u>Budget Line:</u>	n/a
<u>Amount and source of outside funding:</u>	None

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**ENVIRONMENTAL IMPACT:** Is this action subject to a SEQRA environmental review?

       Yes under Section I, Sub. A, Number of Town of Islip 617 Check List, an  
Environmental review is required.

  X   No under section II, Sub., Number of Town of Islip 617 Check List, no  
Environmental review is required.

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**Signature of Commissioner/Department Head Sponsor:**

**Date:**

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June 23, 2015

WHEREAS, The Islip Arts Council is holding an annual Concert in the Park featuring the Long Island Philharmonic on Saturday, July 11, 2015 at Heckscher State Park at 8pm to honor our hometown heroes; and

WHEREAS, The Islip Arts Council has requested the use of tents, chairs and tables for this annual event; and

WHEREAS, The Islip Arts Council has requested the Town of Islip co-sponsor this event.

NOW, THEREFORE, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby agrees to co-sponsor an annual Philharmonic Concert in the Park as requested by the Islip Arts Council to be held on July 11, 2015 and that this will be a joint venture.

UPON A VOTE BEING TAKEN, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 16

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALA, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Special Events**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Olga H. Murray**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**June 23, 2015**

On a motion of Councilperson seconded by

Councilperson be it,

RESOLVED, that permission is hereby granted to hold the following events in the Town:

- A. Block Party-114 Meroke Lane-East Islip-Saturday-July 18, 2015 (RD: 07/19/2015) from 11-11: Pm. Meroke Lane will be closed from: Manistee Lane to Timber Point Road.
- B. Block Party-317 Hyman Avenue- West Islip- Saturday- August 15, 2015 (RD: 08/16/2015) from: 1; pm to 11: pm; Hyman Avenue will be closed from: 3<sup>RD</sup> Street to 4<sup>TH</sup> Street.
- C. Block Party-113 Bucknell Road-West Sayville-Saturday-August 15, 2015 (RD: 08/16/2015) from 11- 11: pm. Bucknell Road will be closed from: Fremont Road to Hillary Street.
- D. Block Party- 81- Sejon Drive-Sayville-Saturday- July 18, 2015 (RD: None) from 2: pm to 11: pm. Sejon Drive will be closed from: Amy Lane to Amy Lane.
- E. Block Party- 72 Budenos Drive-Sayville-August 22, 2015 (RD: 08/23/2015) from 11- 11: pm. Budenos Drive will be closed from: Versa Place to Drum Court. Cross Streets: Belinda Court and Bugle Lane
- F. Block Party-231 Collington Drive- Ronkonkoma-July 25, 2015 (RD: None) from 11 Noon to 11: pm. Collington Drive will be closed from: Breeze Avenue to Haven Avenue.
- G. Block Party-343 Oakwood Avenue – West Islip –August 15, 2015 (RD: 08/16/2015) from 11 Pm to 11: Pm. Oakwood Avenue will be closed from: Higbie Lane to West Islip Blvd. Cross Street: Chestnut Place.
- H. Block Party-47 Colony Drive-West Sayville-Saturday-July 25, 2015 (RD: 07/26/2015) from 11-11 Pm. Colony Drive will be closed from: Brook Street to Avon Place.
- I. Block Party-43 Cedar Avenue-Islip- Saturday- August 29, 2015 (RD: 08/30/2015) from 11-11: Pm. Cedar Avenue will be closed from: Raymond Street to House #12 on Cedar Avenue.
- J. Block Party-2376 Feureisen Avenue-Ronkonkoma-Saturday- August 22, 2015 (RD: 08/29/2015) from 11-11: Pm. Feureisen Avenue will be closed from: 1<sup>ST</sup> Street to Easton Street.
- K. Block Party-1055 Thompson Drive-Bay Shore- Saturday-August 15, 2015 (RD: 08/16/2015) from 2; pm to 11; Pm. Thompson Drive will be closed from: Damyon Street to Runyon Street.
- L. Block Party-11 Bainbridge Street-Islip-Saturday-July 18, 2015 (RD: None) from 2: Pm to 11: Pm. Bainbridge Street will be closed from: Commack Road to Grimsley Road.
- M. Block Party- 31 Sylvia Drive-West Islip-Saturday- July 18, 2015 (RD: 07/19/2015) from 12 Noon to 10: P m.
- N. Block Party- 25 Grace Court- Islip-Saturday- August 08, 2015 (RD: None) from 2: Pm to 11: Pm.



- Grace Court will be closed from: Maple Street to Adelphi Street.
- O. Block Party-76 Pilgrim Road-Brentwood-Saturday-July 11, 2015 (RD: 07/12/2015) from 12 Noon to 11: pm. Pilgrim Road will be closed from Crooked Hill Road to the End. Cross streets: Dilmont Street and Berg Street.
- P. Block Party-12 Princeton Street-Bay Shore-Saturday-July 11, 2015 (RD: 07/18/2015) from 11 - 11: pm. Princeton street will be closed from Brook Avenue to McClellan Avenue; Cross Street: James Avenue.
- Q. Block Party- 43 Haven Avenue- Ronkonkoma-Saturday- August 01, 2015 (RD: 08/02/2015) from 1: Pm to 11:Pm. Haven Avenue will be closed from: Springdale Blvd. to Johnson Avenue.
- R. Block Party-41 Claire Lane- Sayville – July 11, 2015 (RD: None) from 11- 11: pm. Claire Lane will be closed from: Aldrich Street to Newton Street.
- S. Block Party-1409 Pine Acres Blvd.- Bay Shore-Saturday – August 29, 2015 (RD: None) from 2; pm -11 pm. Pine Acres Blvd. will be closed from: Ontario Drive to Oswego Drive. Cross Streets: Sioux Drive and Chevenne Drive.
- T. Block Party-50 Conlu Drive-E. East Islip- Saturday July 18, 2015 (RD: 07/19/2015) from 2: pm to 11: pm. Conlu Drive E. will be closed from: West Conlu Drive to East Adams Street.
- U. Block Party- 493 Bayport Avenue, Bayport- Saturday- August 01, 2015 (RD: 08/02/2015) from 1: pm to 11; pm. Bayport Avenue will be closed from Elliot Street to Davis Street.
- V. March for Jesus-Brentwood-Bethel Haitian Church-Saturday- July 18, 2015 from 10AM to 3PM. March begins at Ross Memorial Park, Brentwood Road continues to Suffolk Ave to Route 111. Permission for this event will be granted pending approval from Town & County Offices and proof of liability insurance.
- W. 5K Run - Oakdale-Oakdale Chamber of Commerce – Saturday July 4, 2015 from 6AM to 11AM. The Oakdale Chamber Firecracker 5K begins at the Dowling College Curtain Center, route as follows: proceeds south on Central Blvd, to Hollywood Drive, right on Shore Drive, to Grassmere Avenue to Middlesex Avenue, left on Shore Drive, proceeding south on Shore Drive to Oceanview Avenue, left on Grassmere Avenue, right on Hollywood Drive, south on Tower Mews, south to Canal Road, left on Canal Road, right on Cedar left on Edgewater Road, left on Featherbed Lane, north on Tower Mews, right on Princess Gate, left on Jade Street to Hollywood Drive to Central Blvd, to end at Dowling College. Permission will be granted pending approval from Town and County Offices and proof of liability insurance.
- X. Carnival-Holbrook-Have a Heart Adopt a Pet Foundation-Friday to Sunday July 3 to 5<sup>th</sup>, 2015 and July 10<sup>th</sup> to 12<sup>th</sup>, 2015. Carnival to take place at Sun-Vet Mall Sunrise Hwy, Hours of operation will be 6PM to 11PM Friday and Saturday. 6PM to 10PM Sunday. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance
- Y. 5K Run and Walk on Sunday June 28, 2015 starting at 9am-1pm. Community Ambulance Co. Inc. Permission will be granted pending approval from Town and County Offices and proof of liability insurance.
- Z. Procession - Brentwood - St. Anne's R.C. Church - Saturday, September 5, 2015 from 1PM to 2:30PM. Route as follows: procession assembles at St. Luke's Church, Wicks Road, Brentwood, proceeds east on Hancock Street, to Washington Avenue, south on Washington to First Avenue, to Fourth Street, south to Second Avenue, east on Second Avenue to end at St. Anne's Church. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.

- AA. Shark Tournament- Bay Shore- Bay Shore Tuna Club, Inc.- Friday June 26, 2015 and Saturday June 27, 2015. Friday from 4PM to 9PM and Saturday from 4:30AM to 9PM. Event will take place at Maple Ave. docks in Bay Shore NY. Permission will be granted pending approval from Town and County Offices and proof of liability insurance.
- BB. Under the Big Tent-Bay Shore-Great South Bay YMCA-Saturday, July 11, 2015 from 9AM to 5PM. The Community Festival will be on the grounds of the First Baptist Church. Requesting 2<sup>nd</sup> Ave., Brook Street and Harrison Ave. be closed. Craft Vendors ,Food Vendors, Music fun for all.. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- CC. Second Line Parade-Bay Shore-Great South Bay YMCA-Saturday, July 11, 2015 from 11:30AM to 12:45PM. Assembly is in front of Second Ave. Firehouse. Proceed north on Second Ave. to First Baptist Church, 175 Second avenue where parade ends. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- DD. Open Water Swim 10K & 5Kand 1 Mile - Fire Island-Open Water Swim LLC-Saturday- July 11, 2015 from 11AM to 4PM (clean up until 6PM). Swim starts at Fire Island- Atlantique. Swimmers will swim from Atlantique to Kismet. Permission will be granted pending approval from Town and County Offices and proof of liability insurance.
- EE. 5K Road Race/Children's Fun Run & Abilities Fair-Hauppauge/Hidden Pond Park-Rolling Thunder Special needs Program, Inc., Sunday, July 12, 2015, 7AM to 12PM. Children's Fun Run goes around Hidden Pond Park once. 5K Run assembles at 7AM inside the park continues on Terry Road, south of Hidden Pond Park entrance. Head north to Towline Road. Right turn onto Town line Road. Right turn onto Southern Blvd. Right turn onto Hauppauge Road. Right turn onto Terry Road. Right turn onto Wedgewood Drive. Left turn onto Lee Street. Left turn onto Lawrence Ave. Right turn onto Terry Road. Left turn into Hidden Pond Park. Finish at last parking lot in park. The 5K race will be run concurrently with the Abilities Fair. Permission will be granted pending approval from Town and County Offices and proof of liability insurance.
- FF. Block Party-1055 Carll Drive-Bay Shore-Saturday- July 11, 2015 (RD: 07/12/2015) from 11-11: pm. Carll Drive will be closed from: Damyon Street to Rumyon Street.

Upon a vote being taken the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 17

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALÉ, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

**Bond Resolutions**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
**TUESDAY, JUNE 23, 2015 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Joseph Ludwig**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF



PHONE: 212-820-9300  
FAX: 212-514-8425

28 LIBERTY STREET  
NEW YORK, NY 10005  
WWW.HAWKINS.COM

NEW YORK  
WASHINGTON  
NEWARK  
HARTFORD  
LOS ANGELES  
SACRAMENTO  
SAN FRANCISCO  
PORTLAND

(212) 820-9662

June 22, 2015

Town of Islip, New York  
\$1,445,000 Bonds for Various Purposes (Immediate)  
Our File Designation: 6168/39363

**REVISED**

Mr. Joseph Ludwig  
Comptroller  
Town of Islip  
655 Main Street  
Islip, New York 11751

Dear Joe:

Pursuant to your request, I have prepared the attached Extract of Minutes of a Town Board meeting to be held on June 23, 2015, showing adoption of the above bond resolution and providing for publication, in summary.

Please note that the bond resolution is to be adopted by at least a two-thirds vote of the entire Town Board membership without taking into consideration any temporary vacancies. **Therefore, four votes are required for adoption.**

As you know, publication of the bond resolution, in summary, commences a 20-day statute of limitations period pursuant to the provisions of Section 80.00 *et seq.* of the Local Finance Law. I am therefore enclosing the following items:

- (a) Summary form of the bond resolution with the prescribed form of Clerk's notice affixed in readiness for publication. (Please note that there is no need to publish the full text of the bond resolution.)
- (b) Estoppel Certificate for execution.

By copy of this letter I am requesting that the Town Clerk arrange for publication of the summary bond resolution, with the prescribed form of Clerk's statutory notice affixed, in the official Town newspaper.

I would ask that the Town Clerk return a certified copy of the Extract of Minutes and an original Affidavit of Publication to me, when available.

**I am forwarding the enclosed bond resolution with the understanding that all requirements of the New York State Environmental Quality Review Act ("SEQRA"),**

**including either a negative declaration or the appropriate level of review of the project, have been complied with or will be complied with prior to adoption.**

Please do not hesitate to call if you have any questions.

With best regards, I am

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert P. Smith". The signature is stylized with a large, looped "R" and "S".

Robert P. Smith

RPS/ml

Enclosures

cc :Olga H. Murray, Town Clerk

EXTRACT OF MINUTES  
Meeting of the Town Board of the  
Town of Islip, in the  
County of Suffolk, New York  
June 23, 2015

\*\*\*

A regular meeting of the Town Board of the Town of Islip, in the County of Suffolk, New York, was held at the Town Hall, 655 Main Street, Islip, New York on June 23, 2015.

There were present: Angie M. Carpenter, Supervisor

Board Members:

There were absent:

Also present: Olga H. Murray, Town Clerk

\*\*\*

\_\_\_\_\_ offered the following resolution and moved its  
adoption:

BOND RESOLUTION OF THE TOWN OF ISLIP, NEW YORK,  
ADOPTED JUNE 23, 2015, AUTHORIZING VARIOUS  
CAPITAL IMPROVEMENTS IN AND FOR THE TOWN,  
STATING THE ESTIMATED TOTAL COST THEREOF IS  
\$1,445,000, APPROPRIATING SAID AMOUNT FOR SUCH  
PURPOSE AND AUTHORIZING THE ISSUANCE OF BONDS  
OF THE TOWN IN THE PRINCIPAL AMOUNT OF NOT TO  
EXCEED \$1,445,000 TO FINANCE SAID APPROPRIATION

THE TOWN BOARD OF THE TOWN OF ISLIP, IN THE COUNTY OF  
SUFFOLK, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less than two-  
thirds of all the members of said Town Board) AS FOLLOWS:

Section 1. The Town of Islip, in the County of Suffolk, New York (herein  
called the "Town"), is hereby authorized to construct, acquire or undertake the various projects  
as described in **column A of Schedule I** attached hereto and hereby made a part hereof, at the  
respective estimated maximum costs indicated in **column B of such Schedule I**. The estimated  
total cost of such projects, including preliminary costs and costs incidental thereto and the  
financing thereof, is \$1,445,000 and said amount is hereby appropriated for such purpose. The  
plan of financing includes the issuance of bonds of the Town in the principal amount of not to  
exceed \$1,445,000 to finance said appropriation, and the levy and collection of taxes on all the  
taxable real property in the Town to pay the principal of said bonds and the interest thereon as  
the same shall become due and payable.

Section 2. Bonds of the Town in the aggregate principal amount of not to exceed \$1,445,000 are hereby authorized to be issued in the principal amounts indicated in **column C of Schedule I** for each of the respective objects or purposes indicated in **column A of such Schedule I**, pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called "Law"), to finance the appropriation referred to herein.

Section 3. (a) The periods of probable usefulness of the objects or purposes for which said bonds are authorized are to be issued, within the limitations of the respective subdivisions of Section 11.00 a. of the Law as referenced in **column E of the attached Schedule I**, are set forth in **column D of the attached Schedule I**.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Town for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the bonds authorized by this resolution will not exceed five years.

Section 4. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of the sale of said bonds shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by general tax upon all the taxable real property within the Town. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal of



and interest on said bonds and any notes issued in anticipation of the sale of said bonds and provision shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Town Board as to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to executing contracts for credit enhancements and providing for substantially level or declining annual debt service, are hereby delegated to the Supervisor, the chief fiscal officer of the Town.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution shall take effect immediately and the Town Clerk is hereby authorized and directed to publish the foregoing resolution, in summary, together with a Notice attached in substantially the form prescribed by Section 81.00 of the Law in the "*Suffolk County News*," a newspaper having a general circulation in said Town, which newspaper is hereby designated as the official newspaper of the Town for such publication.

\* \* \*

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Supervisor Angie M. Carpenter	voting _____
Councilperson Trish Bergin Weichbrodt	voting _____
Councilperson John Cochrane Jr.	voting _____
Councilperson Steven J. Flotteron	voting _____
Councilperson Anthony Senft Jr.	voting _____

The resolution was declared adopted.

\*\*\*\*\*

SCHEDULE I

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>
	<u>Estimated</u>	<u>Amount of</u>	<u>Period of</u>	<u>PPU</u>
<u>Project Description (object or purpose)</u>	<u>Maximum</u>	<u>Bonds</u>	<u>Probable</u>	<u>Section</u>
	<u>Cost</u>	<u>Authorized</u>	<u>Usefulness</u>	<u>11.00 a.</u>
				<u>Reference</u>
Acquisition of light equipment	\$ 20,000	\$ 20,000	5	32
Tree removal and rehabilitation	30,000	30,000	5	57
Acquisition of HAZMAT equipment	55,000	55,000	5	32
Acquisition of equipment	75,000	75,000	5	32
Reconstruction of vehicles	100,000	100,000	5	35
Acquisition of equipment	150,000	150,000	5	32
Acquisition of light vehicles and equipment	110,000	110,000	3	77
Acquisition of light vehicles and equipment	250,000	250,000	3	77
Acquisition of playground equipment	250,000	250,000	5	32
Safety improvements/traffic calming	300,000	300,000	5	35
Acquisition of Equipment	10,000	10,000	5	32
Acquisition of Security Systems	75,000	75,000	5	32
Acquisition of Radios	<u>20,000</u>	<u>20,000</u>	5	32
Totals:	\$1,445,000	\$1,445,000		

\*\*\*\*\*

CERTIFICATE

I, OLGA H. MURRAY, Town Clerk of the Town of Islip, in the County of Suffolk, State of New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Town Board of said Town of Islip duly called and held on June 23, 2015, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Town Board and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the  
corporate seal of said Town this \_\_\_\_\_ day of  
June, 2015.

(SEAL)

---

Olga H. Murray, Town Clerk  
Town of Islip

(NOTICE AND SUMMARY OF BOND RESOLUTION FOR PUBLICATION)

LEGAL NOTICE

The resolution, a summary of which is published herewith, has been adopted on June 23, 2015, and the validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the Town of Islip, in the County of Suffolk, New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the constitution.

BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF ISLIP

DATED: June 23, 2015  
Islip, New York

OLGA H. MURRAY  
Town Clerk

BOND RESOLUTION OF THE TOWN OF ISLIP, NEW YORK,  
ADOPTED JUNE 23, 2015, AUTHORIZING VARIOUS CAPITAL  
IMPROVEMENTS IN AND FOR THE TOWN, STATING THE  
ESTIMATED TOTAL COST THEREOF IS \$1,445,000,  
APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE AND  
AUTHORIZING THE ISSUANCE OF BONDS OF THE TOWN IN  
THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,445,000 TO  
FINANCE SAID APPROPRIATION

The objects or purposes for which the bond are authorized, the estimated maximum cost of each and the periods of probable usefulness are as follows:

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>
	<u>Estimated</u>	<u>Amount of</u>	<u>Period of</u>	<u>PPU</u>
<u>Project Description (object or purpose)</u>	<u>Maximum</u>	<u>Bonds</u>	<u>Probable</u>	<u>Section</u>
	<u>Cost</u>	<u>Authorized</u>	<u>Usefulness</u>	<u>11.00 a.</u>
				<u>Reference</u>
Acquisition of light equipment	\$ 20,000	\$ 20,000	5	32
Tree removal and rehabilitation	30,000	30,000	5	57
Acquisition of HAZMAT equipment	55,000	55,000	5	32
Acquisition of equipment	75,000	75,000	5	32
Reconstruction of vehicles	100,000	100,000	5	35
Acquisition of equipment	150,000	150,000	5	32

Acquisition of light vehicles and equipment	110,000	110,000	3	77
Acquisition of light vehicles and equipment	250,000	250,000	3	77
Acquisition of playground equipment	250,000	250,000	5	32
Safety improvements/traffic calming	300,000	300,000	5	35
Acquisition of Equipment	10,000	10,000	5	32
Acquisition of Security Systems	75,000	75,000	5	32
Acquisition of Radios	<u>20,000</u>	<u>20,000</u>	5	32
Totals:	\$1,445,000	\$1,445,000		

The amount of obligations to be issued is \$1,445,000.

A complete copy of the Bond Resolution summarized above shall be available for public inspection during normal business hours at the office of the Town Clerk, Town Hall, 655 Main Street, Islip, New York.

The bond resolution was adopted on June 23, 2015.

ESTOPPEL CERTIFICATE

I, OLGA H. MURRAY, Town Clerk of the Town of Islip, in the County of Suffolk, New York (the "Town"), HEREBY CERTIFY as follows:

That a resolution of the Town Board of said Town entitled:

"BOND RESOLUTION OF THE TOWN OF ISLIP, NEW YORK, ADOPTED JUNE 23, 2015, AUTHORIZING VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE TOWN, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,445,000, APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE AND AUTHORIZING THE ISSUANCE OF BONDS OF THE TOWN IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,445,000 TO FINANCE SAID APPROPRIATION,"

was adopted on June 23, 2015, and such resolution contained an estoppel clause as permitted by Section 80.00 of the Local Finance Law and a notice setting forth substantially the statements referred to in Section 81.00 of the Local Finance Law, together with a summary of such resolution, was duly published as referred to in said Section 81.00 of the Local Finance Law.

That to the best of my knowledge, no action, suit or proceeding contesting the validity of the obligations authorized by such resolution was commenced within twenty days from the date of publication of such notice.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this \_\_\_\_ day of July, 2015.

---

Olga H. Murray, Town Clerk  
Town of Islip





PHONE: 212-820-9300  
FAX: 212-514-8425

28 LIBERTY STREET  
NEW YORK, NY 10005  
WWW.HAWKINS.COM

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SAN FRANCISCO  
PORTLAND

(212) 820-9662

June 22, 2015

Town of Islip, New York  
\$10,745,000 Bonds for Various Purposes (15 year projects)  
Our File Designation: 6168/39363 **REVISED**

Mr. Joseph Ludwig  
Comptroller  
Town of Islip  
655 Main Street  
Islip, New York 11751

Dear Joe:

Pursuant to your request, I have prepared the attached Extract of Minutes of a Town Board meeting to be held on June 23, 2015, showing adoption of the above bond resolution. Section 7 of the bond resolution contains the form of Notice of Permissive Referendum **to be published for permissive referendum purposes** in the official Town newspaper and posted on the sign board of the Town maintained pursuant to the Town Law within ten (10) days after adoption.

Please note that the bond resolution is to be adopted by at least a two-thirds vote of the entire membership of the Town Board, without taking into consideration any temporary absences or vacancies. **Therefore, four votes are required for adoption.**

In addition, I have enclosed copies of each of the following items:

- (a) Affidavit of Posting for execution
- (b) Certificate of No Referendum for execution
- (c) Notice and Summary form of the bond resolution **to be published for estoppel purposes** on or after July 9, 2015 (assuming the bond resolution is adopted on June 23, 2015)
- (d) Estoppel Certificate for execution

By copy of this letter I am requesting that the Town Clerk (i) arrange for publication of the Notice of Permissive Referendum in the Town's official newspaper and (ii)

execute the Affidavit of Posting after the Notice has been duly posted on the Town bulletin board maintained pursuant to subdivision 6 of §30 of the Town Law.

I would ask that the Town Clerk return a certified copy of the Extract of Minutes and executed copies of the Affidavit of Posting, Certificate of No Referendum and Estoppel Certificate to me. In addition, please forward original Affidavits of Publication for the permissive referendum publication and the estoppel publication.

**I am forwarding the enclosed bond resolution with the understanding that all requirements of the New York State Environmental Quality Review Act ("SEQRA"), including either a negative declaration or the appropriate level of review of the project, have been complied with or will be complied with prior to adoption.**

Please do not hesitate to call if you have any questions.

With best regards, I am

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert P. Smith". The signature is written in a cursive, slightly slanted style.

Robert P. Smith

RPS/ml

Enclosures

cc: Olga H. Murray, Town Clerk

EXTRACT OF MINUTES

Meeting of the Town Board of the

Town of Islip, in the

County of Suffolk, New York

June 23, 2015

\* \* \*

A regular meeting of the Town Board of the Town of Islip, in the County of Suffolk, New York, was held at the Town Hall, 655 Main Street, Islip, New York on June 23, 2015.

There were present: Angie M. Carpenter, Supervisor

Board Members:

There were absent:

Also present: Olga H. Murray, Town Clerk

\* \* \*

\_\_\_\_\_ offered the following resolution and moved its  
adoption:

BOND RESOLUTION OF THE TOWN OF ISLIP, NEW YORK,  
ADOPTED JUNE 23, 2015, AUTHORIZING VARIOUS  
CAPITAL IMPROVEMENTS IN AND FOR THE TOWN,  
STATING THE ESTIMATED TOTAL COST THEREOF IS  
\$10,745,000, APPROPRIATING SAID AMOUNT FOR SUCH  
PURPOSE AND AUTHORIZING THE ISSUANCE OF BONDS  
OF THE TOWN IN THE PRINCIPAL AMOUNT OF NOT TO  
EXCEED \$10,745,000 TO FINANCE SAID APPROPRIATION

THE TOWN BOARD OF THE TOWN OF ISLIP, IN THE COUNTY OF  
SUFFOLK, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less than two-  
thirds of all the members of said Town Board) AS FOLLOWS:

Section 1. The Town of Islip, in the County of Suffolk, New York (herein called the "Town"), is hereby authorized to construct, acquire or undertake the various projects as described in **column A of Schedule I** attached hereto and hereby made a part hereof, at the respective estimated maximum costs indicated in **column B of such Schedule I**. The estimated total cost thereof, including preliminary costs and costs incidental thereto and the financing thereof, is \$10,745,000 and said amount is hereby appropriated for such purposes. The plan of financing includes the issuance of bonds of the Town in the principal amount of not to exceed \$10,745,000 to finance said appropriation, and the levy and collection of taxes on all the taxable real property in the Town to pay the principal of said bonds and the interest thereon as the same shall become due and payable.

Section 2. Bonds of the Town in the aggregate principal amount of not to exceed \$10,745,000 are hereby authorized to be issued in the principal amounts indicated in **column C of Schedule I** for each of the respective objects or purposes indicated in **column A of such Schedule I**, pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called "Law"), to finance the appropriation referred to herein.

Section 3. The following additional matters are hereby determined and declared:

(a) The period of probable usefulness of the objects or purposes for which said bonds are authorized are to be issued, within the limitations 11(a) 91 and the respective subdivisions of Section 11.00 a. of the Law as referenced in **column E of the attached Schedule I**, is fifteen (15) years, as set forth in **column D of the attached Schedule I**.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Town for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the bonds authorized by this resolution will exceed five years.

Section 4. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of the sale of said bonds shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal

and interest by general tax upon all the taxable real property within the Town. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Town Board as to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to executing contracts for credit enhancements and providing for substantially level or declining annual debt service, are hereby delegated to the Supervisor, the chief fiscal officer of the Town.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution is subject to a permissive referendum and the Town Clerk is hereby authorized and directed, within ten (10) days after the adoption of this resolution, to publish or cause to be published, in full, in the "*Suffolk County News*," a newspaper having a general circulation in said Town, which newspaper is hereby designated as the official newspaper of the Town for such publication, and to post on the sign board of the Town maintained pursuant to the Town Law, a Notice in substantially the following form:

TOWN OF ISLIP, NEW YORK

PLEASE TAKE NOTICE that on June 23, 2015, the Town Board of the Town of Islip, in the County of Suffolk, New York, adopted a bond resolution entitled:

“Bond Resolution of the Town of Islip, New York, adopted June 23, 2015, authorizing various capital improvements in and for the Town, stating the estimated total cost thereof is \$10,745,000, appropriating said amount for such purpose and authorizing the issuance of bonds of the Town in the principal amount of not to exceed \$10,745,000 to finance said appropriation,”

an abstract of such bond resolution, concisely stating the purpose and effect thereof, being as follows:

FIRST: AUTHORIZING said Town to construct, acquire or undertake the following projects:

<u>Project Description (object or purpose)</u>	<u>Estimated Maximum Cost</u>	<u>Amount of Bonds Authorized</u>
Acquisition of heavy equipment	\$ 100,000	\$ 100,000
Improvements to Town facilities	125,000	125,000
Improvements to Town facilities	125,000	125,000
Acquisition of heavy duty equipment	220,000	220,000
Acquisition of a screening plant	700,000	700,000
Acquisition of heavy duty vehicles	425,000	425,000
Improvements to Town facilities	500,000	500,000
Road reconstruction and/or repaving	6,250,000	6,250,000
Construction of a new Customs facility at airport	1,400,000	1,400,000
Ballfield improvements	450,000	450,000
Golf Course improvements	<u>450,000</u>	<u>450,000</u>
	<u>\$10,745,000</u>	<u>\$10,745,000</u>

Totals:

STATING the estimated total cost thereof, including preliminary costs and costs incidental thereto and the financing thereof, is \$10,745,000; APPROPRIATING said amount for such purposes; and STATING the plan of financing includes the issuance of bonds of the Town in the principal amount of not to exceed \$10,745,000 to finance said appropriation, and the levy



of a tax upon all the taxable real property within the Town to pay the principal of said bonds and interest thereon;

SECOND: AUTHORIZING the issuance of not to exceed \$10,745,000 bonds of the Town pursuant to the Local Finance Law of the State of New York (the "Law") to finance said appropriation;

THIRD: DETERMINING and STATING the period of probable usefulness applicable to each of the purposes for which said bonds are authorized to be issued is fifteen (15) years; the proceeds of said bonds and any bond anticipation notes issued in anticipation thereof may be applied to reimburse the Town for expenditures made after the effective date of this bond resolution for the purpose for which said bonds are authorized; and the proposed maturity of said bonds will exceed five (5) years;

FOURTH: DETERMINING that said bonds, and any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, shall be general obligations of the Town; and PLEDGING to their payment the faith and credit of the Town;

FIFTH: DELEGATING to the Supervisor the powers and duties as to the issuance of said bonds, and any bond anticipation notes issued in anticipation of said bonds, and the renewals thereof, and other related powers; and

SIXTH: DETERMINING that the bond resolution is subject to a permissive referendum.

DATED: June 23, 2015  
Islip, New York

Olga H. Murray  
Town Clerk

Section 8. The Town Clerk is hereby directed, after said bond resolution shall take effect, to cause said bond resolution to be published, in summary, in the newspaper referred to in Section 7 hereof, and hereby designated the official newspaper for said publication, together with a Notice in substantially the form as provided by Section 81.00 of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York.

\* \* \*

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Supervisor Angie M. Carpenter	voting _____
Councilperson Trish Bergin Weichbrodt	voting _____
Councilperson John Cochrane Jr.	voting _____
Councilperson Steven J. Flotteron	voting _____
Councilperson Anthony Senft Jr.	voting _____

The resolution was declared adopted.

\*\*\*\*\*

SCHEDULE I

<u>Project Description (object or purpose)</u>	<u>Estimated Maximum Cost</u>	<u>Amount of Bonds Authorized</u>
Acquisition of heavy equipment	\$ 100,000	\$ 100,000
Improvements to Town facilities	125,000	125,000
Improvements to Town facilities	125,000	125,000
Acquisition of heavy duty equipment	220,000	220,000
Acquisition of a screening plant	700,000	700,000
Acquisition of heavy duty vehicles	425,000	425,000
Improvements to Town facilities	500,000	500,000
Road reconstruction and/or repaving	6,250,000	6,250,000
Construction of a new Customs facility at airport	1,400,000	1,400,000
Ballfield improvements	450,000	450,000
Golf Course improvements	<u>450,000</u>	<u>450,000</u>
	<u>\$10,745,000</u>	<u>\$10,745,000</u>
Totals:		

\*\*\*\*\*

CERTIFICATE

I, OLGA H. MURRAY, Town Clerk of the Town of Islip, in the County of Suffolk, State of New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Town Board of said Town of Islip duly called and held on June 23, 2015, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Town Board and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this \_\_\_\_ day of June, 2015.

(SEAL)

---

Olga H. Murray, Town Clerk  
Town of Islip

STATE OF NEW YORK     )  
                                      :ss:  
COUNTY OF SUFFOLK    )

AFFIDAVIT OF POSTING

OLGA H. MURRAY, being duly sworn, deposes and says:

That she is and at all times hereinafter mentioned she was the duly elected, qualified and acting Town Clerk of the Town of Islip, in the County of Suffolk, State of New York;

That on June \_\_\_\_\_, 2015, she has caused to be conspicuously posted and fastened up a Notice setting forth an abstract of the bond resolution duly adopted by the Town Board on June 23, 2015, a copy of which is annexed hereto and made a part hereof, on the sign board of the Town maintained pursuant to the Town Law.

---

Olga H. Murray, Town Clerk  
Town of Islip

Subscribed and sworn to before me

this \_\_\_\_\_ day of June, 2015

---

Notary Public, State of New York

CERTIFICATE OF NO REFERENDUM

I, OLGA H. MURRAY, Town Clerk of the Town of Islip, in the County of Suffolk, State of New York, HEREBY CERTIFY as follows:

That a resolution of the Town Board of the Town of Islip, in the County of Suffolk, State of New York, entitled:

“Bond Resolution of the Town of Islip, New York, adopted June 23, 2015, authorizing various capital improvements in and for the Town, stating the estimated total cost thereof is \$10,745,000, appropriating said amount for such purpose and authorizing the issuance of bonds of the Town in the principal amount of not to exceed \$10,745,000 to finance said appropriation,”

was adopted June 23, 2015, and that the notice setting forth the date of adoption of said resolution and containing an abstract thereof, which concisely stated the purpose and effect thereof, was duly posted and published as required by law.

That no petition signed and acknowledged by the electors of the Town protesting against said resolution and requesting that said resolution be submitted to the electors of the Town for their approval or disapproval has been filed with the Town Clerk within thirty days after the date of the adoption thereof, or at any other time since said adoption.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this \_\_\_\_ day of June, 2015.

(SEAL)

\_\_\_\_\_  
Olga H. Murray, Town Clerk  
Town of Islip

(NOTICE AND SUMMARY OF BOND RESOLUTION FOR PUBLICATION)

LEGAL NOTICE

The resolution, a summary of which is published herewith, has been adopted on June 23, 2015, and an abstract thereof has been published and posted as required by law and the period of time has elapsed for the submission and filing of a petition for a permissive referendum and a valid petition has not been submitted and filed. The validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the Town of Islip, in the County of Suffolk, New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of publication of the notice, or such obligations were authorized in violation of the provisions of the constitution.

BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF ISLIP

OLGA H. MURRAY  
Town Clerk

BOND RESOLUTION OF THE TOWN OF ISLIP, NEW YORK,  
ADOPTED JUNE 23, 2015, AUTHORIZING VARIOUS  
CAPITAL IMPROVEMENTS IN AND FOR THE TOWN,  
STATING THE ESTIMATED TOTAL COST THEREOF IS  
\$10,745,000, APPROPRIATING SAID AMOUNT FOR SUCH  
PURPOSE AND AUTHORIZING THE ISSUANCE OF BONDS  
OF THE TOWN IN THE PRINCIPAL AMOUNT OF NOT TO  
EXCEED \$10,745,000 TO FINANCE SAID APPROPRIATION

The objects or purposes for which the bond are authorized, the estimated maximum cost of each and the periods of probable usefulness are as follows:

<u>Project Description (object or purpose)</u>	<u>Estimated Maximum Cost</u>	<u>Amount of Bonds Authorized</u>
Acquisition of heavy equipment	\$ 100,000	\$ 100,000
Improvements to Town facilities	125,000	125,000
Improvements to Town facilities	125,000	125,000
Acquisition of heavy duty equipment	220,000	220,000
Acquisition of a screening plant	700,000	700,000
Acquisition of heavy duty vehicles	425,000	425,000
Improvements to Town facilities	500,000	500,000
Road reconstruction and/or repaving	6,250,000	6,250,000
Construction of a new Customs facility at airport	1,400,000	1,400,000
Ballfield improvements	450,000	450,000



Golf Course improvements	<u>450,000</u>	<u>450,000</u>
	<u>\$10,745,000</u>	<u>\$10,745,000</u>
Totals:		

The amount of obligations to be issued is \$10,745,000.

A complete copy of the Bond Resolution summarized above shall be available for public inspection during normal business hours at the office of the Town Clerk, Town Hall, 655 Main Street, Islip, New York.

The bond resolution was adopted on June 23, 2015.

ESTOPPEL CERTIFICATE

I, OLGA H. MURRAY, Town Clerk of the Town of Islip, in the County of Suffolk, New York (the "Town"), HEREBY CERTIFY as follows:

That a resolution of the Town Board of said Town entitled:

"BOND RESOLUTION OF THE TOWN OF ISLIP, NEW YORK, ADOPTED JUNE 23, 2015, AUTHORIZING VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE TOWN, STATING THE ESTIMATED TOTAL COST THEREOF IS \$10,745,000, APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE AND AUTHORIZING THE ISSUANCE OF BONDS OF THE TOWN IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$10,745,000 TO FINANCE SAID APPROPRIATION,"

was adopted on June 23, 2015, and such resolution contained an estoppel clause as permitted by Section 80.00 of the Local Finance Law and a notice setting forth substantially the statements referred to in Section 81.00 of the Local Finance Law, together with a summary of such resolution, was duly published as referred to in said Section 81.00 of the Local Finance Law.

That to the best of my knowledge, no action, suit or proceeding contesting the validity of the obligations authorized by such resolution was commenced within twenty days from the date of publication of such notice.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this \_\_\_\_\_ day of July, 2015.

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Olga H. Murray, Town Clerk  
Town of Islip

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 18

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN STEVEN J. FLOTTERON  
COUNCILWOMAN TRISH BERGIN WEICHBRODT  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILMAN ANTHONY S. SENFT, JR.

FROM: ROBERT L. CICALÉ, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into a professional services agreement with Todd Shapiro Associates, Inc. to assist the Office of Communications and Media Relations

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON  
TUESDAY, JUNE 23, 2015 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

Robert L. Cicalé

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY TOWN CLERK  
RICH ZAPOLSKI, COMMISSIONER, PLANNING AND DEVELOPMENT  
JOSEPH LUDWIG, COMPTROLLER  
MEA KNAPP, CHIEF OF STAFF

**TOWN of ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

**INSTRUCTION:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items should be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have been passed or denied by the Board.

To authorize the Supervisor to execute a professional services agreement with Todd Shapiro Associates, Inc., at a rate of \$4,000.00 per month, for a term of three months with an option to extend for three (3) three month periods, at the Town's sole option, subject to the approval of the Town Attorney.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip Office of Communications and Media Relations and Todd Shapiro, Associates, Inc.
2. Site or location effected by resolution: Town of Islip Office of Communications and Media Relations
3. Cost: \$12,000
4. Budget Line: To Be Determined by Comptroller
5. Amount and source of outside funding:

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**ENVIRONMENTAL IMPACT:** Is this action subject to a SEQRA environmental review?

\_\_\_\_\_ Yes under Section I, Sub A, Number \_\_\_\_\_, of Town of Islip 617  
Check List, an environmental review is required.

  X   No under Section II, Sub B, Number \_\_\_\_\_, of Town of Islip 617  
Check List, no environmental review is required.

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Signature of Commissioner/Department Head Sponsor:

Date

Robert L. Cicale, Town Attorney

Date:  
Resolution No. \_\_

**WHEREAS**, the Town of Islip Office of Communications and Media Relations handles publicity, public affairs, and media coverage for the Town of Islip; and

**WHEREAS**, Todd Shapiro Associates, Inc., is a public relations agency that provides a mix of services to its clients including communication relations and public relations; and

**WHEREAS**, the Town Board of the Town of Islip has determined that it would be beneficial to the Town to enter into a professional services agreement with Todd Shapiro Associates, Inc., to assist the Town of Islip Office of Communications and Media Relations at a rate of \$4,000.00 per month, for a period of three months from the date of this resolution, with an option to extend for three (3) three month periods, at the Town's sole option; and

**WHEREAS**, Todd Shapiro Associates, Inc. has been determined to be qualified to handle this type of professional services; and

**WHEREAS**, the Town Board requires weekly accountings of all work done on behalf of the Town throughout the term of the agreement.

**NOW, THEREFORE**, on a motion of  
seconded by

be it

**RESOLVED**, that the Supervisor is hereby authorized to enter into a professional services agreement with Todd Shapiro Associates, Inc., at a rate of \$4,000.00 per month, for a term of three months with three (3) three month extension periods, at the Town's sole option, subject to the approval of the Town Attorney, and be it

**FURTHER RESOLVED**, that the Town Board requires weekly accountings of all work done on behalf of the Town throughout the term of the agreement, and be it

**FURTHER RESOLVED**, that the Comptroller is hereby authorized to make any and all budgetary adjustments deemed necessary.

Upon a vote being taken, the result was